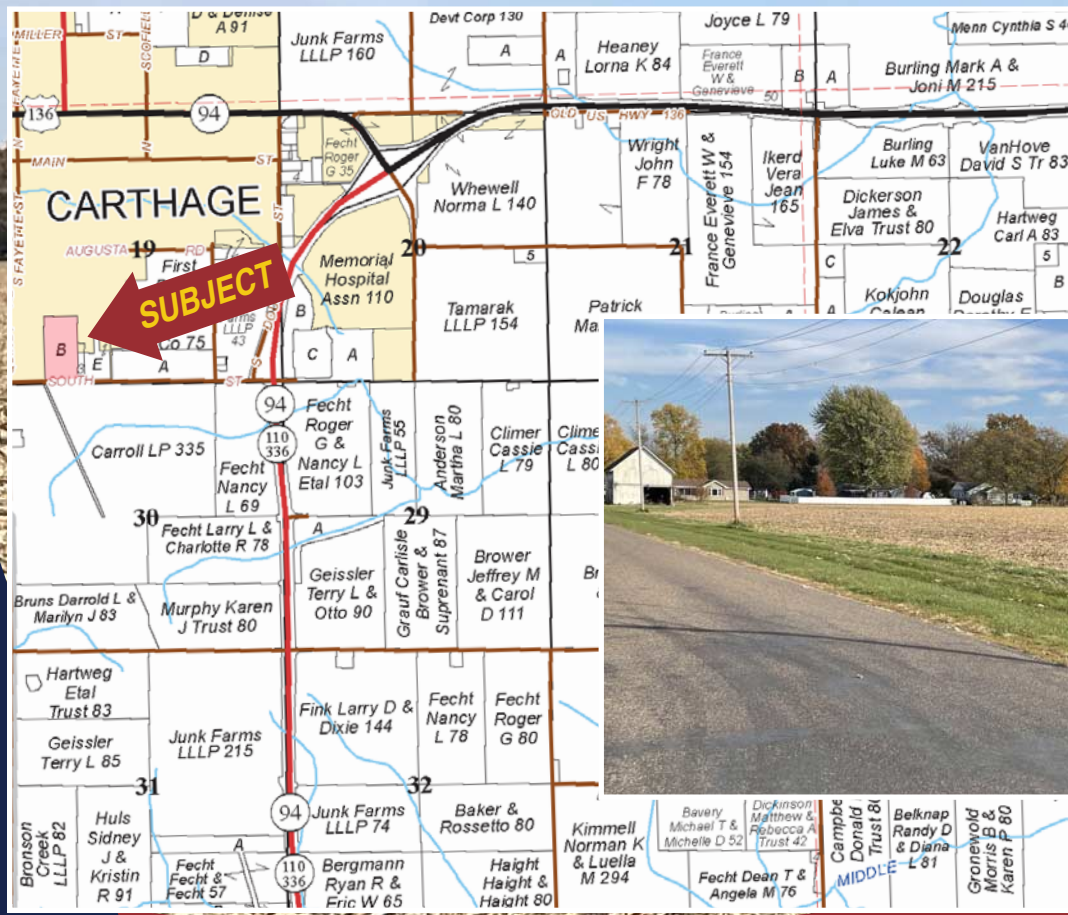




HANCOCK COUNTY, IL LAND AUCTION

FRIDAY, DECEMBER 3, 2021 | STARTING AT 2:00 PM CT



20
TAXABLE
ACRES
SELLING AS
1 TRACT



The land is located at the southwest edge of Carthage, IL. From the southwest corner of the Carthage square, take Madison Street south to the farm.

The property is further described as being located in the Southwest Quarter of Section 19, T5N•R6W, Carthage Township, Hancock County, Illinois.

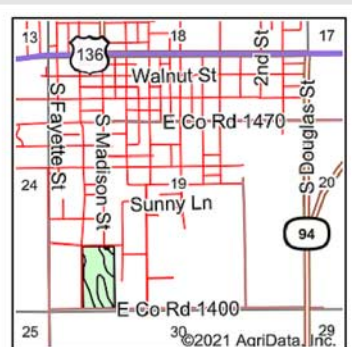
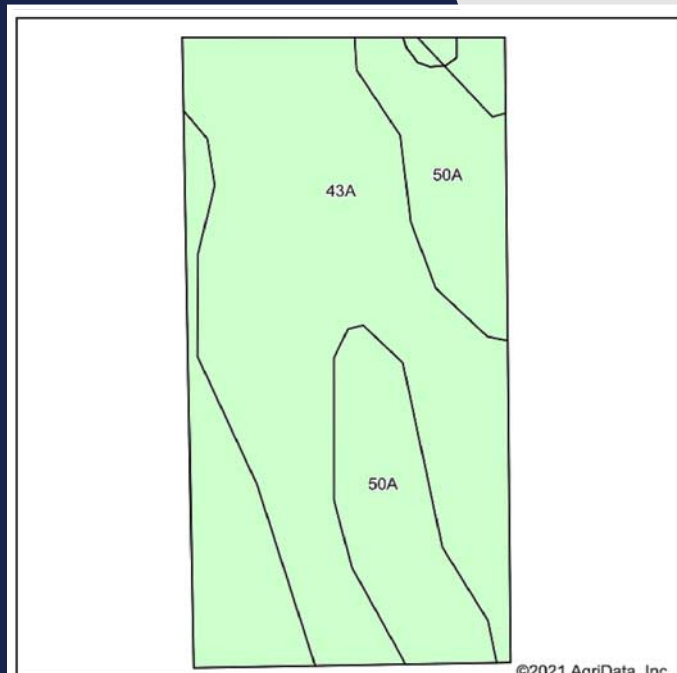
- HIGHLY PRODUCTIVE CLASS A FARMLAND
- PRODUCTIVITY INDEX: 139.2
- PRODUCTIVE IPAVA & VIRDEN SOILS
- UNPRECEDENTED DEVELOPMENT POTENTIAL WITH ROADS ON 3 SIDES
- FARMING RIGHTS FOR THE 2022 CROP YEAR

Auction to be conducted as a virtual, online auction. If you need assistance with internet bidding, please contact our office at (844) 847-2161.

METHOD & TERMS: The real estate will be sold on a price per acre basis, based on the advertised acres. Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before January 3, 2022. The seller will provide title insurance in the full amount of the purchase price and pay the 2021 real estate taxes, due and payable in 2022. Possession will be given at the time of closing. The farm sells free and clear of tenancy for 2022.

Bidding is NOT subject to the following contingencies, including but not limited to financing, an appraisal or inspection of the property.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Sullivan Auctioneers, LLC pertaining to this property. Real estate is being sold "AS IS".



State: Illinois
County: Hancock
Location: 19-5N-6W
Township: Carthage



Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
43A	ipava silt loam, 0 to 2 percent slopes	11.96	59.6%	FAV	191	62	77	100	0	0.00	5.90	142
50A	Virden silty clay loam, 0 to 2 percent slopes	8.11	40.4%	FAV	182	59	71	93	0	0.00	5.27	135
Weighted Average					187.4	60.8	74.6	97.2	-	0.00	5.65	139.2



Toll Free (844) 847-2161 | www.SullivanAuctioneers.com

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