



AUCTION

HAMILTON, ILLINOIS RIVERVIEW LOT

0.40 ACRE KLEPFER LOT

**Thursday,
September 30, 2021
at 6:00 PM Central**

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

LOCATION & GENERAL INFORMATION

The Klepfer property is located at 711 N County Road 0 (Highway 96), Hamilton, IL - just north of the Junction of Highways 96 & 136, along the Great River Road.

The property consists of an outstanding 0.4 acre building lot with a spectacular view of the Mississippi River and overlooking the Keokuk/Hamilton Dam.

BRIEF LEGAL DESCRIPTION: S30 T5 R8 LOT B OF THAT PT OF LOT 7 W OF RTE 96 FRAC NE MONTEBELLO.

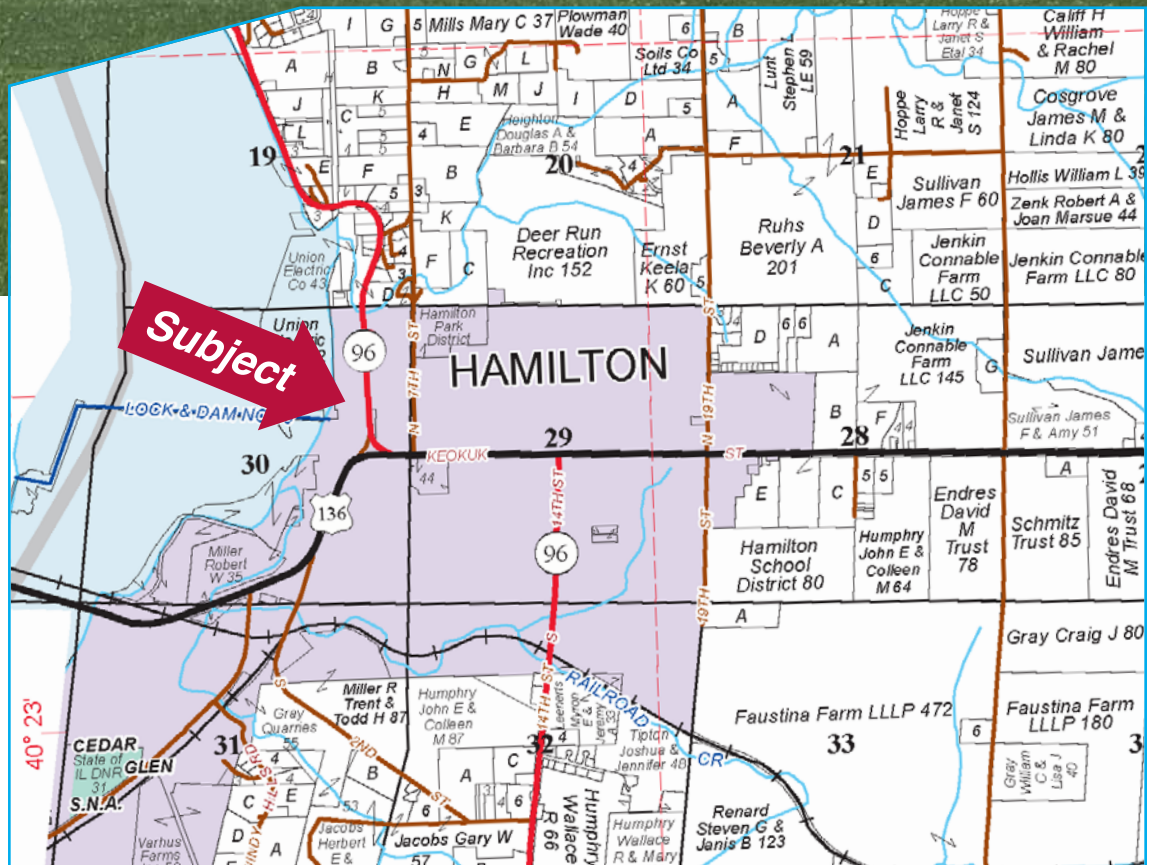
PARCEL NUMBER: 11-30-680-000

REAL ESTATE TAXES: \$283.18

METHOD & TERMS

This property will be sold for a "Lump Sum" total dollar amount. Immediately following the auction, the successful buyer(s) will be required to enter into a written purchase agreement with the seller and pay ten percent (10%) of the bid price as a non refundable down payment. The balance of the bid price will be due at closing, on or before Monday, November 1, 2021. Bidding is NOT subject to the following contingencies, including but not limited to: financing, appraisal, or inspection. The seller will provide title insurance in the full amount of the purchase price. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing.

All announcements sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold "as is".



Toll Free(844) 847-2161

Email: Sold@SullivanAuctioneers.com | License #444000107

www.SullivanAuctioneers.com

Kathleen (Kay) Klepfer - Seller

REPRESENTING ATTORNEY: THOMAS F. HARTZELL | TUCKER, HARTZELL & BRYANT
608 WABASH AVE., CARTHAGE IL 62321 | (217) 357-3121

AUCTION MANAGERS: DAN SULLIVAN (319) 795-1833 AND JOHN SULLIVAN (309) 221-6700