

SATURDAY, MAY 28, 2022 • 12:00 NOON

**AUCTION TO BE HELD ON-SITE AT 470 TEWA RD COLCHESTER, IL.
 (FROM TENNESSEE, IL TAKE ROAD E350TH STREET 2½ MILES NORTH TO TEWA RD, THEN ¼ MILE EAST.)**

LOCATION & GENERAL INFORMATION

This 43 acre farm is secluded and privately located at the end of a hard surfaced public road. There are 16 level tillable acres currently being used for grass hay. Much of the balance is rolling timber with an abundance of deer, turkey and small game. There is also a one-acre pond. An older set of improvements include a home in need of repair, a Morton machine shed in average condition, 3 smaller grain bins (approx. 3,000 bu. ea.), one with dryer, and several older barns and sheds.

If you're looking for a beautiful home building site or just a recreational property to enjoy on weekends, this one has a lot to offer. It's only a short distance from Macomb, IL and 1 mile west of Argyle Lake State Park. West Prairie Water is on the property along with a well.

Prospective buyers have permission to inspect the farm by walking or ATV. Please stay out of buildings (cameras are up).



This auction also includes a large assortment of personal property beginning at 9:00 a.m. much of which is not shedded and condition is unknown. JD2640 w/ldr; JD450 dsl crawler-ldr; WD45 w/picker; some modern machines and some horse-drawn; salvage vehicles; small pontoon boat; tools; farm collectibles; etc. Go to Kyle Kelso Auction for personal property listing and photos.



METHOD AND TERMS OF SALE

Bidding will be on a price per acres basis and will be based on 43 acres. Ten percent of the bid price is to be paid at the conclusion of the land auction with the balance due on or before June 28, 2022. Title Insurance will be provided by the Seller. The 2022 real estate taxes payable in 2023 will be prorated to the date of closing. Seller will pay the 2021 taxes due this year. There are no current leases on the farm and full possession will be given at closing. The successful bidder will be required to enter into a written purchase agreement with the Seller.

ALL ANNOUNCEMENTS MADE AT THE AUCTION SHALL SUPERSEDE ANY PRIOR ADVERTISING.

BRADFORD A. YOHO, SELLER

PAULA CLEMMONS, POWER OF ATTORNEY

SELLER'S ATTORNEY - EMILY SUTTON, SUTTON LAW & MEDIATION, P.C.

222 S. RANDOLPH, MACOMB, IL 61455 • 701-484-2224

MIKE SULLIVAN LAND SALES, LLC

414 Main, Carthage, Illinois 62321 • Phone 217-357-5252

www.MikeSullivanLandSales.com • IL LIC. #440-000469