

**FRIDAY, OCTOBER 30, 2020 • 10:00 AM**

AUCTION TO BE HELD AT "THE OFFICE" IN BASCO, ILLINOIS.

**LOCATION & GENERAL INFORMATION**

The Bennett land is located 1/4 mile west of Basco, IL to Road 1550E, then 1 mile south and 1 1/2 miles west on the north side of Road 800N, or approximately 10 miles southwest of Carthage, IL. It is situated in the Southeast Quarter of Section 19 of Bear Creek Township, Hancock County, IL. Tract 1 contains 81 acres, subject to survey, and is rolling land, most of which has a variety of trees which were planted 15 years ago. Tract 2 contains 70 acres, subject to survey, and is to the east of Tract 1. It is mostly mature timber with a small part being trees approximately 15 years old. Bear Creek runs the full length of this tract.

There are no buildings on this farm. Potential buyers have permission to walk over and inspect the property. Both tracts offer excellent deer hunting, being located in the heart of some of Illinois' best Whitetail deer hunting. Neither tract is currently enrolled in any government programs. Full possession, including hunting rights, will be conveyed at closing.

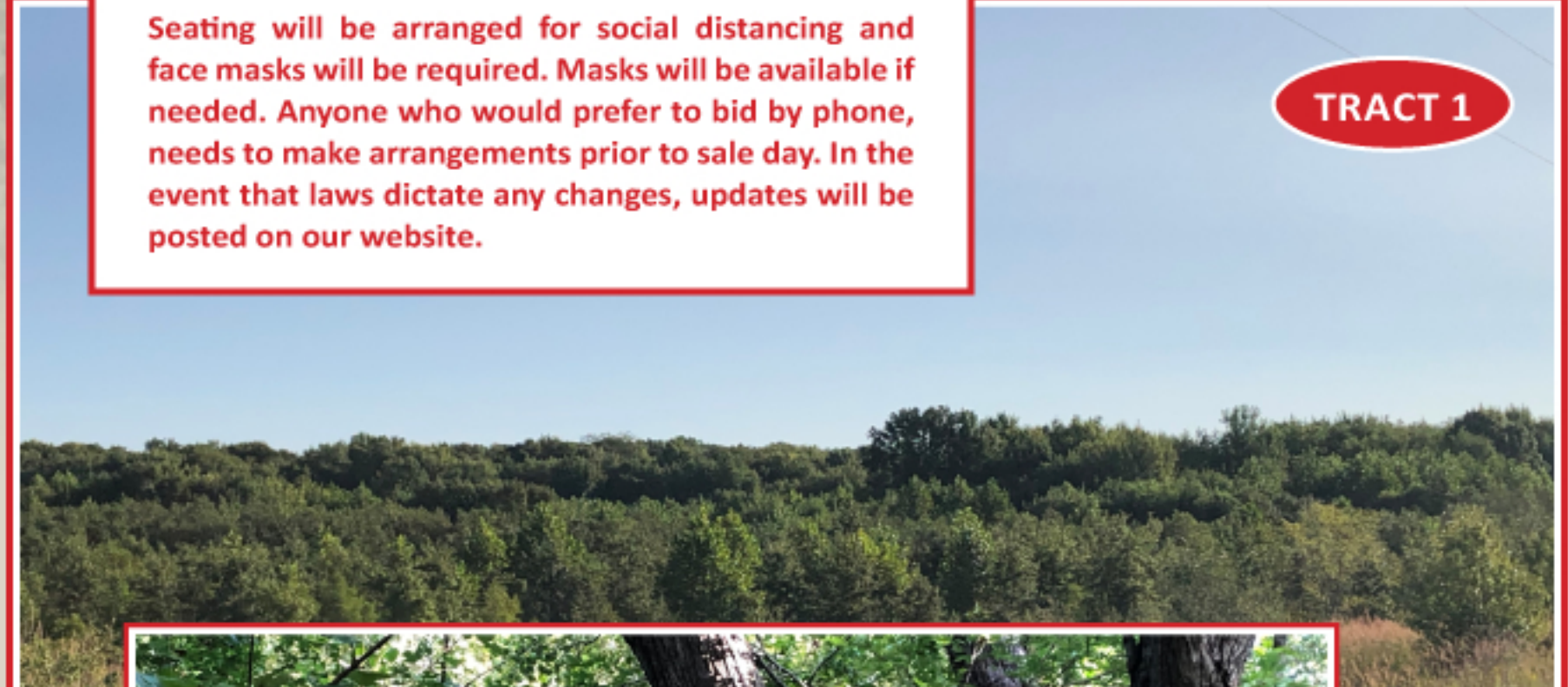
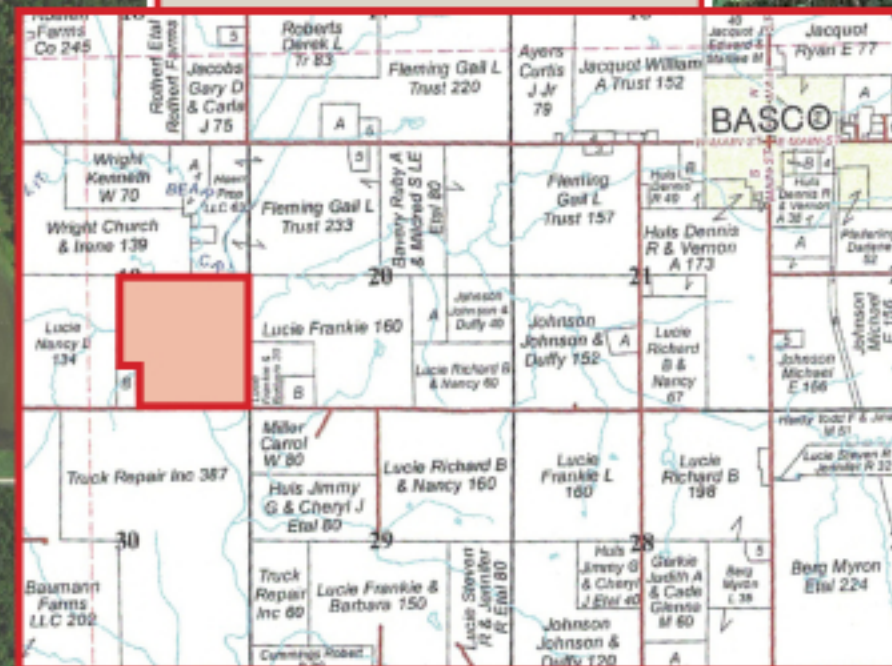
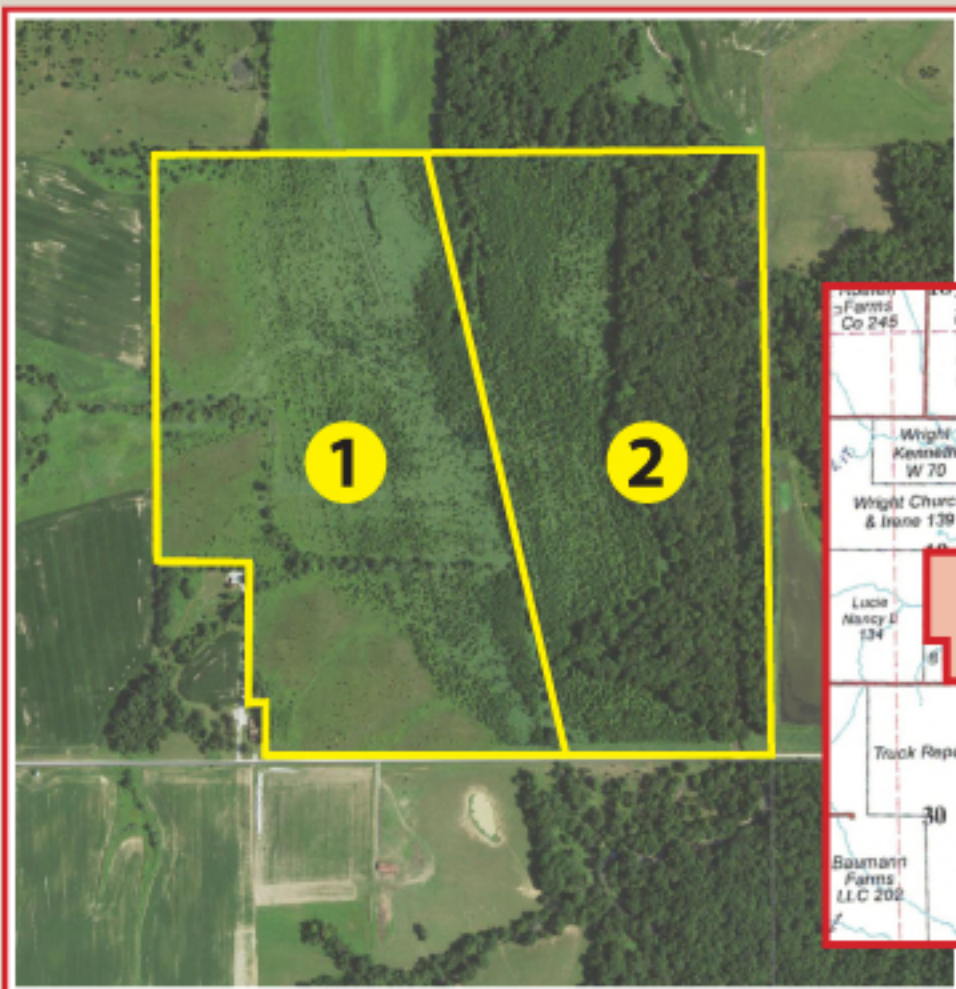
**TERMS OF SALE**

The two tracts will be offered "Buyer's Choice" giving the successful bidder the opportunity to take either or both tracts. If only one is selected, the remaining tract will then be sold. Bidding will be on a price per acre basis with a survey to be performed designating the exact acres to be settled on at closing. Ten percent of the bid price will be due at the conclusion of the auction with the balance due within 30 days and upon delivery of a Warranty Deed. Title Insurance will be provided by the Seller. Buyers will be required to enter into a purchase contract with the Seller. The 2020 real estate taxes, due in 2021, will be prorated to the date of closing. All announcements made at the auction supersede any prior advertising.

**COVID INFORMATION**

Seating will be arranged for social distancing and face masks will be required. Masks will be available if needed. Anyone who would prefer to bid by phone, needs to make arrangements prior to sale day. In the event that laws dictate any changes, updates will be posted on our website.

TRACT 1



TRACT 2



**CHARLES & SANDRA BENNETT, OWNERS**

ATTORNEY FOR SELLERS - ERIC G. ICENOGLA

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