

SATURDAY, DECEMBER 2, 2023 • 1:00 PM

AUCTION TO BE HELD AT THE FIRE STATION IN FOUNTAIN GREEN, ILLINOIS
THIS WILL BE AN IN-PERSON ONLY AUCTION



LOCATION & GENERAL INFORMATION

The Brown property is situated in the Southwest Quarter of the Northwest Quarter of Section 12, Fountain Green Township, Hancock County, IL. From LaHarpe IL go 3 miles east or 1 1/2 miles west of Blandinsville on Highway 9 to the Hancock - McDonough County line, Road 3100E, then 3/4 mile south, 1/2 mile west, 1/2 mile south and 1/4 mile west to Roads 3030E - 2350N then 1 mile south. This level to rolling tract of land is nearly all tillable with a 106 Productivity Index. It sells with 2024 farming rights. Access is by Road 3030E on the east side.

METHOD & TERMS OF SALE

Bidding will be on a price per acre basis and will be based on 20 taxable acres. Ten percent of the purchase price to be paid at the conclusion of the auction with the balance due on or before January 2, 2024. Title Insurance in the amount of the purchase price will be provided by the Seller. The 2023 real estate taxes which will be due in 2024 to be paid by the Seller with all subsequent taxes to be paid by the Buyer. Immediately following the auction, the Buyer will be required to enter into a written purchase agreement with the Seller. To inspect the contract prior to the auction contact Kurt Dittmer, 217-659-3312, Attorney for Seller.

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

JEFF BROWN, SELLER

ATTORNEY FOR SELLER - KURT DITTMER

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