

Sullivan & Son

AUCTION



HANCOCK COUNTY, IL LAND AUCTION 67 ACRES • 2 TRACTS & PERSONAL PROPERTY

SATURDAY, MARCH 24, 2018 • 9:00 AM

AUCTION OF REAL ESTATE AND PERSONAL PROPERTY TO BE HELD AT THE FARM LOCATED 1/2 MILE EAST OF WARSAW, IL

30 ACRES • TILLABLE FARM LAND

24 ACRES • TIMBER

10 ACRES • OPEN PASTURE

TRACT 1 • 64 ACRES SUBJECT TO SURVEY

REAL ESTATE

TO BE SOLD AT 12 NOON

GENERAL INFORMATION - The Frazer real estate is located at 2001 Main, Warsaw, IL which is on the Warsaw Road ½ mile east of Warsaw or from Hamilton, IL 3 miles southwest to the junction of Highway 96 and Warsaw Road then 2 miles west. Prospective buyers have permission to inspect Tract 1, however, for a personal inspection of the house and all buildings on Tract 2, please contact an Auction Representative.

TRACT 1 - 64 acres (subject to survey) located in Sections 3 and 10 of Warsaw Township, Hancock County, Illinois. It contains approximately 30 acres of level to rolling tillable farm land, 10 acres of pasture and 24 acres of rolling hardwood timber. The south end of this tract borders Tract 2 and also the Warsaw Road. The north end borders the DNR Alice Kibbe Wildlife Nature Preserve. This tract sells with immediate possession including 2018 farming and hunting rights.

TRACT 2 - 3 acres (subject to survey) located at the southwest corner of Tract 1 and borders the Warsaw Road on the south. Improvement include a 1½ story home, an open front machine shed, a machine shed/barn and a garage. The house features 3 bedrooms (2 upstairs and 1 down), kitchen, dining room and bath. There is a basement accessible from the outside. This property is serviced by City water and natural gas. To inspect this tract, you may attend an Open House which will be on Sunday, February 18th and Sunday, March 4th from 11:00 AM - 1:00 PM or contact Sullivan & Son representative Chad Thompson 309-221-1924 for a personal viewing.

TERMS ON REAL ESTATE - Ten percent of the bid price to be paid on day of sale with the balance due on or before April 24, 2018. Title insurance in the amount of the purchase price will be provided by the Seller. The 2018 real estate taxes due in 2019 will be the responsibility of the Buyer on Tract 1 and prorated to the date of closing on Tract 2. Immediately following the sale of the real estate, the successful bidder(s) shall enter into a written purchase agreement with the Seller. A copy of said contract may be inspected prior to the auction by contacting attorney Stephen B. Morris 217-842-3711. All announcements made at the auction shall supersede any prior advertising.



TRACT 2



EQUIPMENT-TRUCK-TOOLS - 1958 JD 730 gas tractor with factory wide front, factory 3-pt., clam shell fenders, 15.5-38 tires and factory 3-piece front weight set (which will be sold separate); JD "A" tractor with 13.6-38 tires and sells with JD 45 loader; AC "WC" tractor with new 11.2-24 tires; Krause 3-pt 9-shank chisel; 9' wheel disk; 6' pull type rotary mower; 5-wheel rake; Danuser post hole digger; 8' 3-pt blade; 8' mulcher; 8' roller; manure spreader on steel wheels; AC 2-row planter; 2-bottom pull type plow; several pcs of older machinery; 1989 GMC Sierra 1/2 ton pickup with 150,000 miles.

Troy Bilt tiller; Troy Bilt "Pony" riding lawnmower; lawn-garden trailer; Lincoln AC225 welder; Speedaire air compressor; fuel transport tank; small generator; Stihl 021 chainsaw; floor jack; 100-lb. anvil; power tools; sockets & hand tools; ladders; antique pull type buzz saw; other numerous items.

Consigned by the Frazers' grandson, Eric Hauk 314-914-6564 - 1979 JD 4640 tractor with Quad Range, 20.8-38 tires and clamp-on duals, 2-hyd's, quick hitch, front wt bracket and showing 3,111 hrs; IHC 5100 21x7" grain drill.

HOUSEHOLD & ANTIQUES - Westinghouse refrigerator, white; Maytag washer; Kenmore electric dryer; Frigidaire natural gas range; (2) 3-pc bedroom suites; (2) double size mattress & box spring sets, like new; sofa & matching love seat; (2) recliners; night stands & end tables; walnut wardrobe; 1940's cedar chest; normal kitchenware, flatware, cooking utensils, bedding, etc.; several early quilts; costume jewelry; few newer JD toys; rag rugs; canning jars; geodes.

Gem City Trunk Co-Quincy, IL steamer trunk; 30-gal cast iron kettle; 1950's Westinghouse refrigerator; Banner cast iron stove; copper boiler; C.S. Bell Co #3 cast iron dinner bell; various pcs of stoneware; Ozark Pottery planter; early carpenter's tote & chest; fruit jars & milk bottles; Maytag wringer washer; wash tubs; few old tools; wooden sleds; (2) Radio Flyer wagons; primitive boxes; primitive workbench with galv. top; Empire walking plow; grind stone on stand; other items.

ADDITIONAL INFORMATION, MAPS & PHOTOS ON REVERSE SIDE.



WILBUR & CORA FRAZER ESTATES

FRANCES DOMMERMAN - EXECUTOR
ATTORNEY FOR SELLER - STEPHEN B. MORRIS
1040 Broadway, Hamilton, IL • 217-847-3711

SULLIVAN & SON AUCTION LLC.

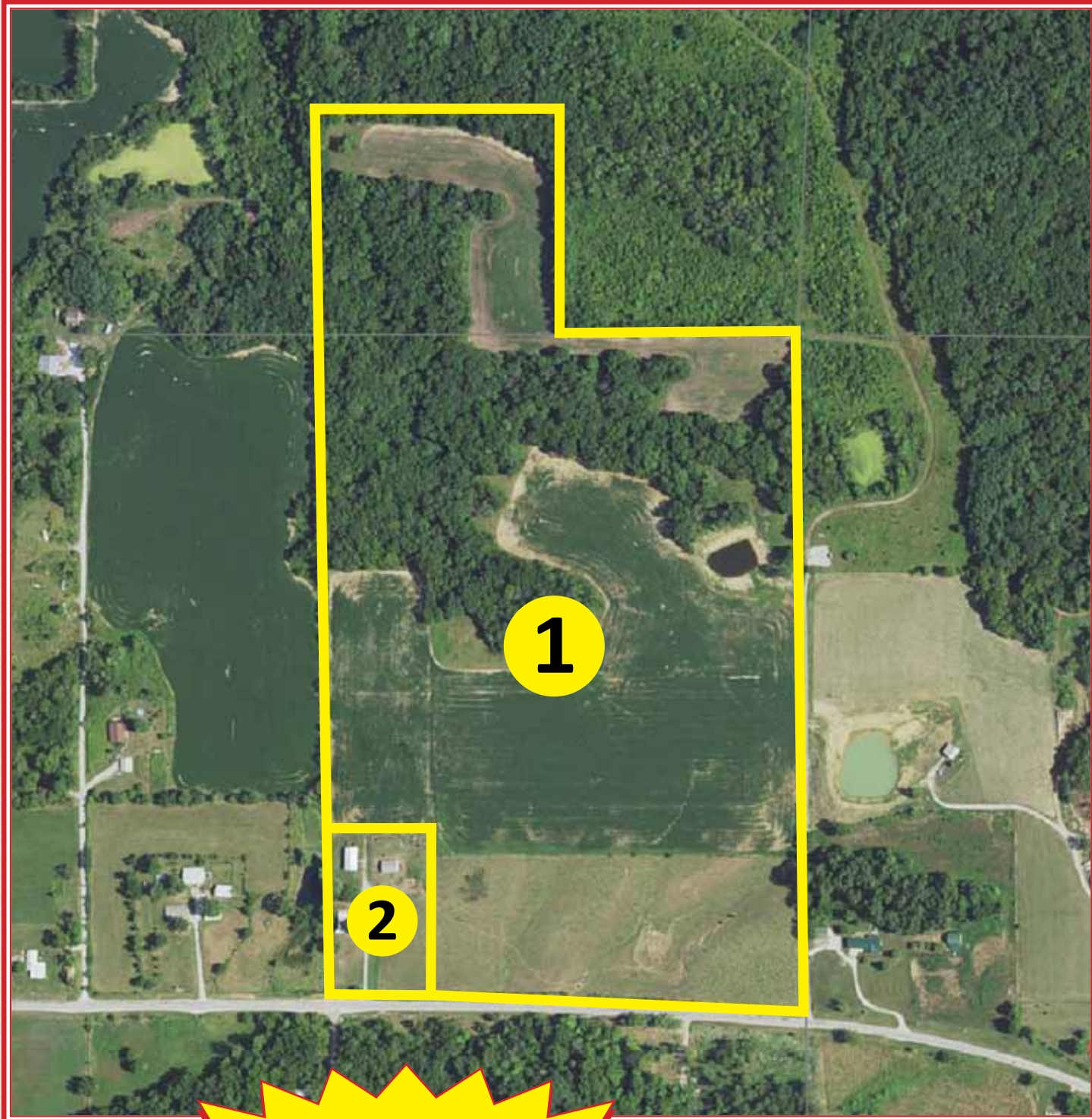
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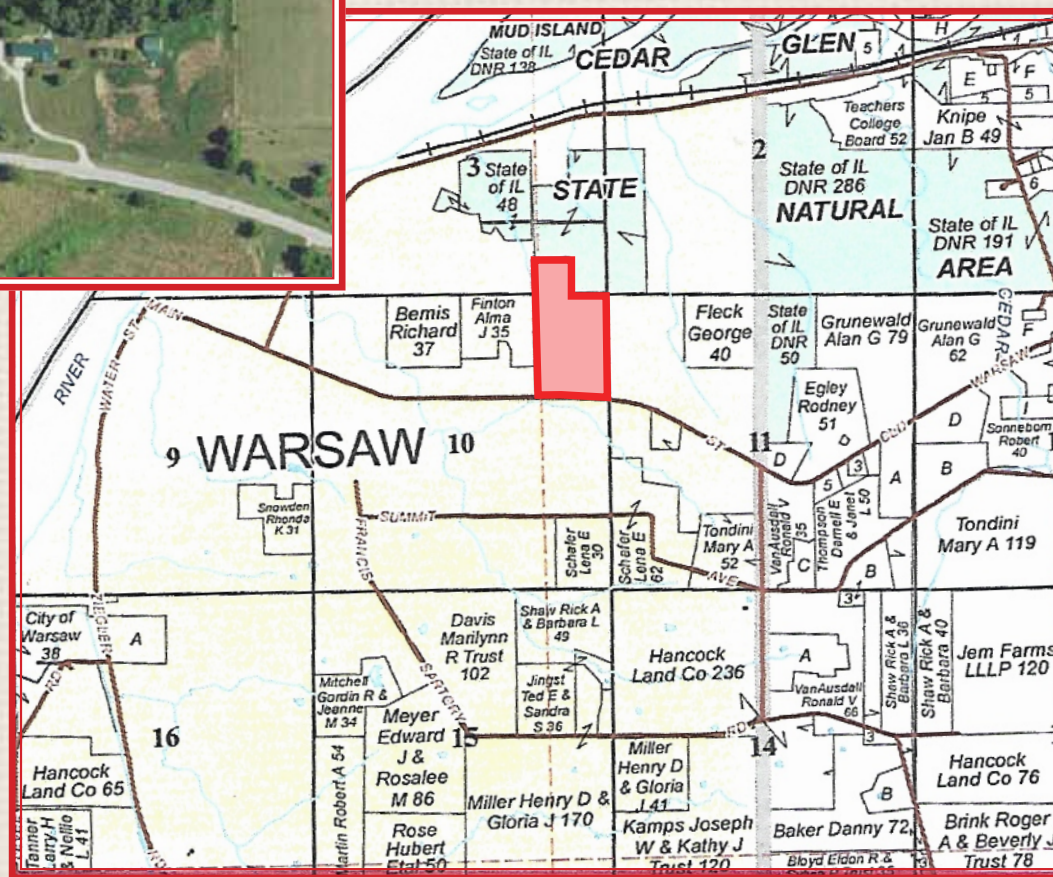
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FRAZER ESTATES • 3/24/18



**TILLABLE
PASTURE AND
EXCELLENT HUNTING**



OPEN HOUSE
SUNDAYS,
FEB 18 & MAR 4
11 AM - 1 PM

AUCTIONEERS' NOTE - Tools and household items sell first with machinery to sell at approximately 11:00 followed by the real estate at 12:00 noon and then any unsold items. Lunch by Sly Fox Food. Not responsible for accidents.

