

TUESDAY, DECEMBER 29, 2020 • 1:00 PM

AUCTION TO BE HELD AT THE LEGION BUILDING, WEST SIDE OF THE SQUARE, PLYMOUTH, IL

TRACT 1



TRACT 3



LOCATION & GENERAL INFORMATION

The Kost farm is located ½ mile south of Fandon, IL on Road E775TH to Road N550TH, then ½ mile east. Or from Macomb, IL take Highway 136 west to the IL336 Bypass, then west on IL336 approximately 4 miles to Road E650TH (Route 8), then 4 miles south to Fandon, and 1 mile southeast. All 3 tracts are in the NW¼ of Section 4, Bethel Township, McDonough County, IL.

TRACT 1 - 28 acres (subject to survey) of level, tillable, Class A cropland with Virden and Ipava soils and a 136 Productivity Index. There's less than a half acre in the southeast corner with a few trees and 2 very old wooden corn cribs. Access is on the south by Road N550TH. This is an excellent tract of land.

TRACT 2 - 2 acres (subject to survey) located to the south and east of Tract 1. It has an older single story 2 bedroom home and a few other older outbuildings. The house has a newer roof and wood shake siding. It has no bathroom and is heated by 2 fuel oil room heaters. Road N550TH is on the south side.

TRACT 3 - 40 acres (subject to survey) of level, all tillable, Class A cropland with Virden and Ipava soils and a PI of 136. Access is on the south end along Road N550TH. This, like Tract 1, is an excellent tract of farmland.

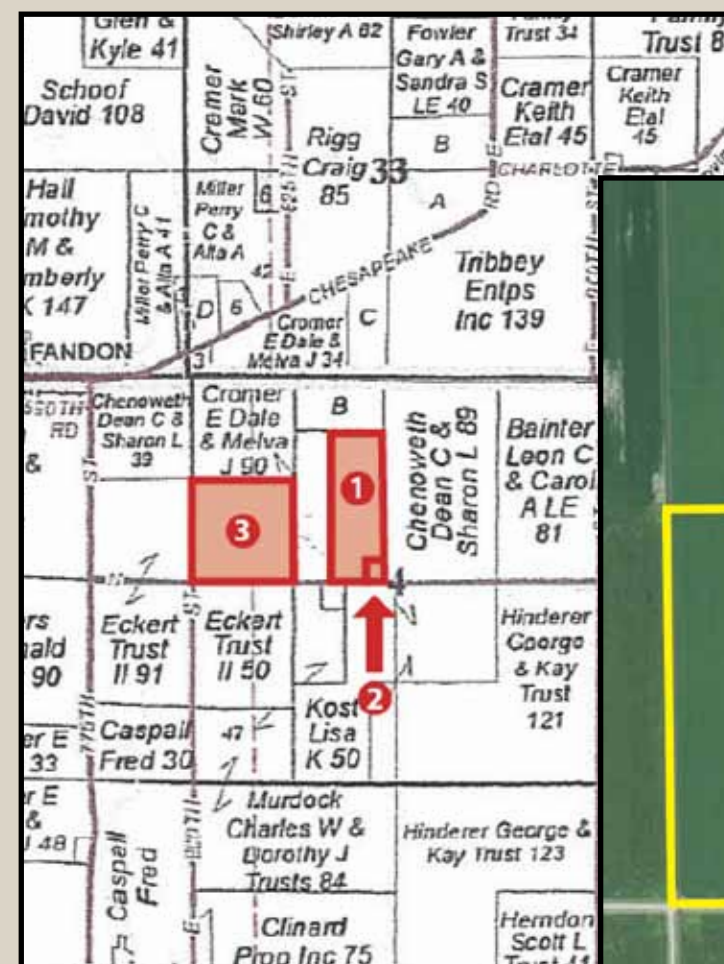
METHOD & TERMS OF SALE

Tracts 1 and 3 will be sold on a price per acre basis and Tract 2 will be sold for a total dollar amount. They will be sold in the order listed with each sale being final. Ten percent of the purchase price to be paid at the conclusion of the sale with the balance due on or before February 12, 2021. Full possession will be given at time of closing. Title Insurance will be provided by the Sellers. The 2020 real estate taxes due and payable in 2021 will be paid by the Sellers with the Buyers being responsible for the 2021 and all subsequent taxes. Buyers will be required to enter into a written contract with the Sellers following the auction. All announcements made at the auction shall supersede any prior advertising.

COVID INFORMATION

Seating will be arranged for social distancing and masks will be required. Anyone who is uncomfortable attending, may contact Mike Sullivan prior to sale day for phone bidding.

TRACT 2



ELLEN KOST ESTATE

MICHAEL KOST & CHARLES KOST, INDEPENDENT CO-ADMINISTRATORS

AND BETTY KOST

HARVEY KOST, POWER OF ATTORNEY

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