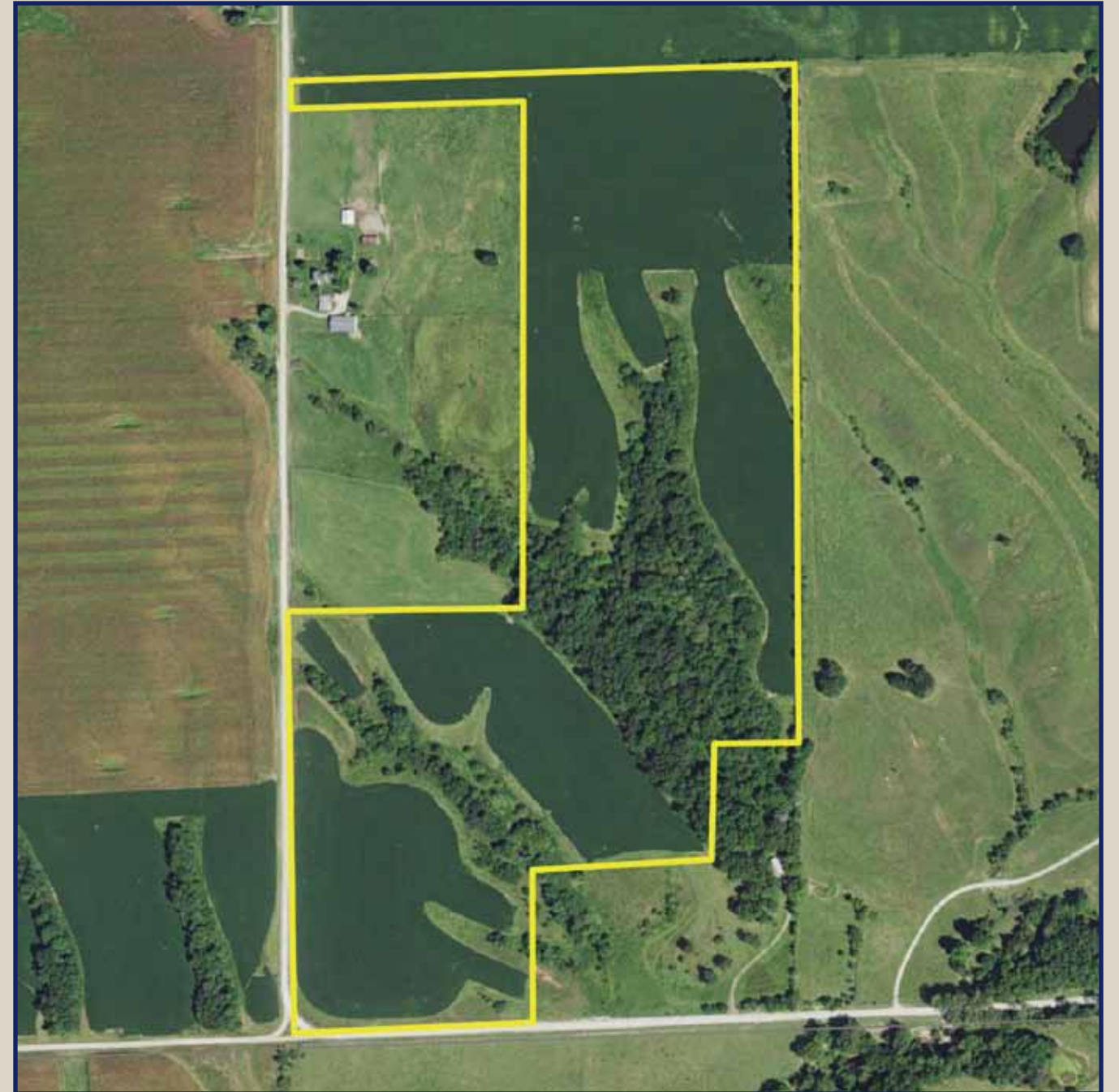


TUESDAY, NOVEMBER 28, 2023 • 5:00 PM

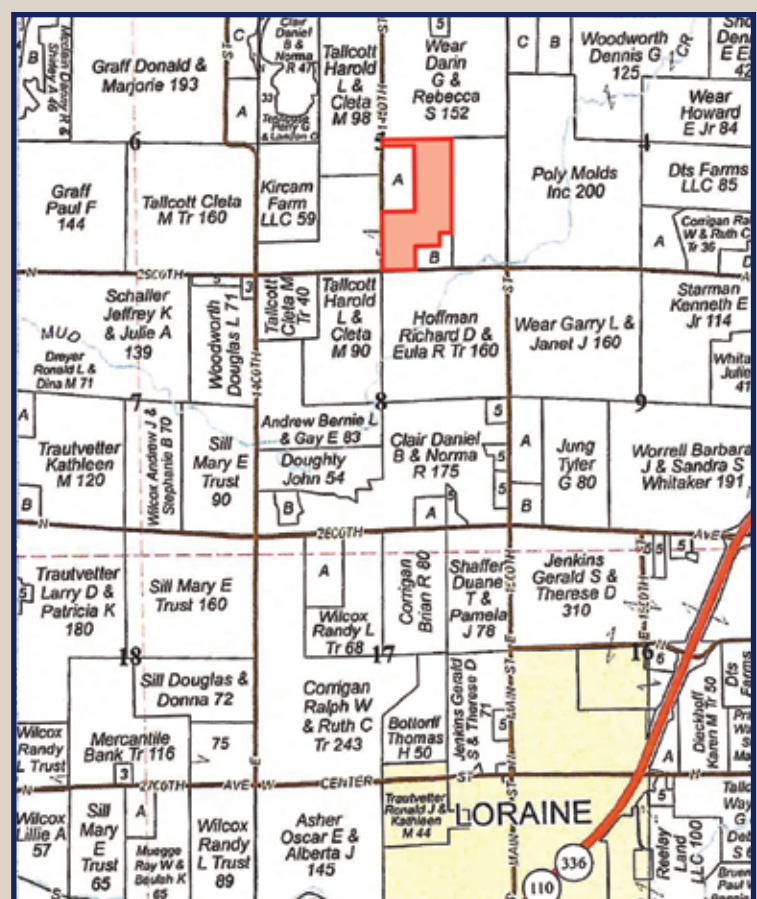
AUCTION TO BE HELD AT THE FIRE STATION IN LORAIN, IL

This will be an in-person auction with live on-line bidding available through Proxibid with no Buyer's Premium.
 Please register at least 24 hours prior to the auction to be guaranteed acceptance on the bidding platform.



LOCATION & GENERAL INFORMATION

Located 1 mile north of Loraine, IL (15 miles north of Quincy) on IL 336 Expressway to the Lima-Loraine Blacktop (Road 2800N), then 1 mile west to 1500E then 1 mile north and 1/2 mile west. Roads 2900N and 1450E border the farm. It is situated in the West Half of the Southeast Quarter of Section 5, Keen Township, Adams County, IL. The farm contains approximately 38 acres of level to rolling farmland with a 100 Productivity Index. The balance of the farm is timber and wooded draws. Sells with full farming and hunting rights for 2024. This is a very nice, well located property with income producing acres as well as excellent hunting and other recreational value.



METHOD & TERMS OF SALE

Bidding will be on a price per acre basis and based on 58.68 taxable acres. Ten percent of the purchase price is to be paid on the day of sale with the balance due on or before December 28, 2023. Title Insurance in the full amount of the purchase price will be furnished by the Seller. The 2023 real estate taxes due in 2024 will be paid by the Seller with all subsequent taxes being the responsibility of the Buyer. Immediately following the auction the successful Buyer will be required to enter into a written purchase agreement with the Seller. A copy of said contract may be inspected prior to the auction by contacting the Seller's attorney Dennis Woodworth, 217-221-4200.

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

POLY MOLDS INC, SELLER

ATTORNEY FOR SELLER - DENNIS G. WOODWORTH

BLICKHAN, TIMMERWILKE & WOODWORTH • 226 N. 6TH, QUINCY, IL 62301 • 217-221-4200

MIKE SULLIVAN LAND SALES, LLC

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