

Mike **Sullivan**

LAND SALES LLC

REAL ESTATE AUCTIONS SINCE 1979

HANCOCK COUNTY, IL

LAND AUCTION

168 Acres • 3 Tracts

To be sold at the farm located at

1441E CR 2650, Niota, IL

From Colusa, IL - 2 1/2 miles west on Road 2500N (Colusa Blacktop) to 1500E, then 1 mile north, 1/2 mile west, and 1/2 mile north.

TUESDAY, JANUARY 12 AT 10:00 AM

Information - The Pindell farm is located 4 miles northwest of Colusa, IL. at Roads 1450E-2600N in Sectio 20 of Pontoosuc Township, Hancock County, IL. Tracts 1 & 2, which will be sold "Buyer's Choice", represent some of the top producing land in the Midwest. All 3 tracts are unimproved.

Tract 1 - 48 Acres of level, Class A cropland w/Muscatine, Sable & Atterberry soil and 142 PI. This tract is nearly all pattern tiled w/4" tile on 40' centers.

Tract 2 - 66 acres of level, Class A cropland w/Muscatine, Sable & Atterberry soil and 145 PI. There are approximately 20 acres on the east side of pattern tile w/4" tile on 40' centers.

Tract 3 - 54 acres w/approximately 25 acres tillable, containing mostly Atterberry soil w/116 PI and having several acres of pattern tile. The balance of this tract is open rolling pasture w/a few acres of wooded draws.

Terms - All 3 tracts will be sold on a price per acre basis, with a survey which will be completed prior to the auction, determining the exact acres of each tract. Ten percent of the bid price to be paid on day of sale w/the balance due within 30 days. Title Insurance provided by Sellers. Full possession, including the 2021 farming rights, will be conveyed at closing. All announcements made at the auction, supersede any prior advertising.

Aerial Photos, Plat Maps, Soil Maps & Tile Map at
www.mikesullivanlandsales.com

DOROTHY L. PINDELL TRUST

Mike Sullivan Land Sales LLC

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