

HANCOCK COUNTY, IL

Land & Acreage Auction

Niota, Illinois

Auction held at Hotel Nauvoo, 1290 Mulholland St, Nauvoo, IL

THURSDAY, JULY 12, 2018 AT 10AM

Open House on Thursday, June 28th from 10-11AM

Auctioneer's Note: Tract #1 will be sold price per surveyed acre, while Tract #2 will be sold lump sum price.

Tract #1 – 66.05 Acres M/L – Subject to final survey

Located 2 miles south of Niota on County Road 1150.

FSA info: 68.39 acres tillable. PI Rating: 116.9

Productive soils include: Atterberry, Fishhook & Muscatune

Located in Section 23, Appanoose Township, Hancock Co., IL

Tract #2 – 16 Acres M/L – Subject to final survey

Located at 2730 N County Road 1150, Niota, IL

If you are looking for a home in the country with buildings & pasture setup for horses or livestock, this is your property! This three bedroom home features over 1,550 sq. ft. The main level features a living room and a kitchen with new cabinets, and 1/2 bath off of the kitchen. Upstairs offers 3 bedrooms and a bath. Other amenities of the home

include natural woodwork throughout, several replacement windows and a steel roof. The basement has a newer Water Furnace Envision geothermal heating & cooling system, washer/dryer hookups. Outbuildings: 24'x28' Carriage House, 45'x81' machine shed, 42'x60' machine shed, 16'x45' open faced shed and detached 26'x28' two car garage. Along with a fenced pasture with a pond & automatic waterer.

All situated on 16 acres M/L.



BEN & CLARA GERHARDT TRUST

Farmers & Merchants Bank & Trust

Kelli S. Johnson – Trust Officer

Alyssa R. Stewart - Attorney

Contact Tim Meyer of Steffes Group,
319.385.2000 or by cell 319.750.1233



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass, Mt. Pleasant, IA | 319.385.2000

IL Auctioneer License #441001748 – Broker License #471006809