

# *Mike* **Sullivan**

**LAND SALES LLC**

REAL ESTATE AUCTIONS SINCE 1979

**NAUVOO, IL**

## **REAL ESTATE AUCTION**

**16 Acres • 3 Tracts**

**Thursday, July 15, 2021 • 10:00 AM**

Auction to be held at the Knights of Columbus Hall,  
Nauvoo, IL

**LOCATION & GENERAL INFORMATION** - This auction includes 3 unimproved parcels of land which are located within the Nauvoo City Limits. They will be offered individually and not by choice or combination. They are currently rented for farming purposes and will be sold subject to the tenancy.

**Tract 1** - 5 1/2 acres located at the northeast edge of Nauvoo, IL. Winchester Street borders the west side and Young Street is on the north side. This parcel is all level with the very best Muscatine soil and 147 Productivity Index. It is well located with Highway 96 being a short distance to the south and east.

**Tract 2** - 5 1/2 acres located at the southeast edge of Nauvoo, IL. Parley Street borders the north side and S Bagby Street is on the east side. This is also a level parcel with Greenbush and Atterberry soils and a 133 Productivity Index. Presently it is being used for grass hay. This would also make an ideal home building site.

**Tract 3** - 5 acres located on the south edge of Nauvoo, IL along the south side of Parley Street. This level to gently rolling parcel, although being used for row-crop farming, is very well situated for numerous uses. Baxter's Vineyards & Winery borders the west side of this property. It has Greenbush and Rozetta soils and a 125 Productivity Index.

**This is an outstanding opportunity to purchase small parcels of Historic Nauvoo Real Estate with Commercial, Residential & Agriculture possibilities.**

**For Photos, Plats & Soil Maps go to  
[www.mikesullivanlandsales.com](http://www.mikesullivanlandsales.com).**

For Additional Information Go to  
[mikesullivanlandsales.com](http://mikesullivanlandsales.com).

**YAGER, BISCAN & ARTHUR - SELLERS**

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