

**AUCTIONEER'S NOTE:**

Discover the perfect opportunity to own land and a beautiful country acreage that offers the best of both worlds - conveniently close to the cities yet feels like you're in the country! Whether you envision a prime spot for potential development or buy it all for your own private retreat, this property offers endless possibilities. Property is offered in five individual tracts.

**OPEN HOUSE:**

Tuesday, December 31, 10-11AM

**172± ACRES**

*Offered in 5 Tracts*

**LOCATION:**

*Generally located 0.8 miles east of the Village of Hampton, IL on Co Rd 52/4th St.*



**ROCK ISLAND COUNTY, ILLINOIS**  
**AUCTION**

TIMED ONLINE

T1

T3

T4

T5

*Land & Acreage*

**OPENING: TUESDAY, JANUARY 7**

**BIDDING CLOSING:**  
**TUESDAY, JANUARY 14 | 10AM** CST 2025

**SteffesGroup.com | (319) 385-2000**

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



### TRACT 1: 84.40± ACRES

- FSA indicates: 20.06 cropland acres. Balance being pasture & timber.
- Productivity Index (PI): 121.3 on cropland acres.
- Majority soil types include Rozetta, Stronghurst & Fayette.
- Buildings include: 45'x75' shed with 3 horse stalls, 26'x46' barn, and 2 other smaller buildings.
- This tract is within the Village of Hampton limits and is zoned R-1 Single Family Residential.
- The property has electric and a well.
- Section 17, Hampton Township, Rock Island County, Illinois.

### TRACT 2: 67.60 SURVEYED ACRES

- FSA indicates: 30.21 cropland acres. Balance being pasture and timber.
- Productivity Index (PI): 119.2 on cropland acres.
- Majority soil types include Rozetta, Stronghurst & Fayette.
- Zone Code: SE2
- Section 17, Hampton Township, Rock Island County, Illinois.

### TRACT 3: ACREAGE ON 5 SURVEYED ACRES

2516 158 Street N, East Moline, IL 61244

- This stunning two-story brick home, built in 1980, offers 3,456 sq. ft. of space, plus an additional 1,920 sq. ft. in the finished walk-out basement. Featuring 3 spacious bedrooms, 4 ½ baths, 3 fireplaces, 2 large sunrooms, and 2 detached buildings, 36'x40' & 24'x56'. Hardwood and tiled floors throughout, this secluded property is perfect for comfort and versatility.

### TRACT 4: 10.02 SURVEYED ACRES

- Potential building site, located at the corner of Co Rd 52 and 20th Ave N.
- Zone Code: SE2

### TRACT 5: 5.22 SURVEYED ACRES

- Potential building site, located along 20th Ave N.
- Zone Code: SE2



### ELLIS TRUST FBO BONNIE ELLIS & BONNIE ELLIS ESTATE

Quad City Bank & Trust - Trustee and Executor  
Closing Attorney: *Monique C. Gorsline  
of Vollertsen, Britt & Gorsline, P.C.*

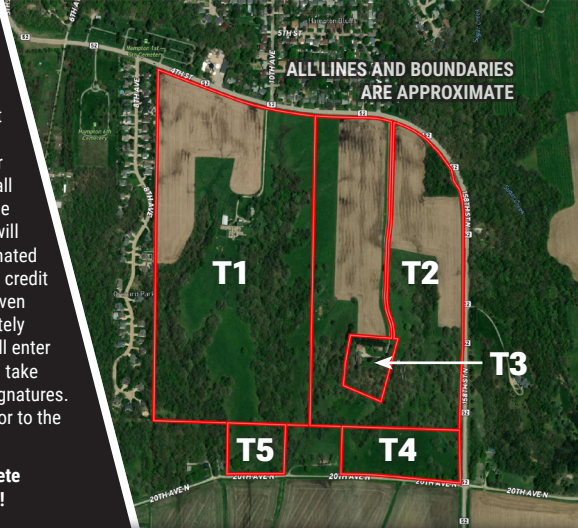
### STEFFES GROUP REPRESENTATIVE:

**TIM MEYER, (319) 385-2000**

Illinois Licensed Auctioneer #441.001748 - Illinois RE Managing Broker #471.006809

**TERMS:** This online auction will have a 5% buyer's premium. 10% down payment of the purchase price on January 14, 2025. Balance of the purchase price due at closing with a projected date on or before February 28, 2025. Personal check, ACH, wire transfer or cash is acceptable for down payment; balance shall be paid by cash, certified check, or wire transfer. Title Insurance in the full amount of the purchase price will be provided by the Seller. Seller shall pay the estimated 2024 real estate taxes due & payable in 2025 as a credit at closing/final settlement. Possession will be given at the time of closing/final settlement. Immediately following the auction, the successful Buyer shall enter into a written contract with the Seller, this shall take place through email & electronic document signatures. Said contracts will be available for review prior to the auction.

Scan QR code at the bottom left for complete terms & conditions, and additional photos!



Steffes Group, Inc.  
2245 E Bluegrass Rd,  
Mt. Pleasant, IA 52641

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