

LAND AUCTION

Hancock County, Illinois
and Acreage

TIMED ONLINE

*Prime, Class A Land,
Selling Free & Clear!*

Opens: Thursday, November 2

CLOSES: THURSDAY, NOVEMBER 9 | 1PM
CST 2023

60± Acres

Niota, Illinois

Located 1 mile south of Niota on North County Road 1120, then 1.3 miles on East County Road 2770, then 0.1 mile south on North County Road 1280 to 2766 North County Road 1280

Auctioneer's Note: Attention farmers and investors, here is your opportunity to purchase prime Class A land in Hancock County, IL. Tract 1 offers tillable land with a PI rating of 134.4. Tract 2 is a country acreage with a 3 bedroom home or it could be a beautiful location to build your dream home. Come to the open house then bid your price on these two tracts!



*scan here
for details*



Tract 2 Open House:

*Thursday, October 26
from 1-2pm*

TRACT 1: 55± ACRES Subject to final survey

FSA indicates: 55.93 NHEL cropland acres

Productivity Index (PI): 134.4 Class A

Soil types include: Atterberry, Muscatine, Sable, Virden & Rozetta

Located in Section 13, Appanoose Township, Hancock County, Illinois

TRACT 2: THREE BEDROOM HOME ON 5± ACRES Subject to final survey

Located at 2766 North County Road 1280, Niota, Illinois.

- 3 bedroom, 1 bath country acreage
- Main level offers a living room, kitchen, dining room, entryway, bedroom, and a full bathroom
- Kitchen has a refrigerator, stove & washer, dryer located in the enclosed porch
- Upstairs offers two bedrooms
- Three car attached garage
- Other amenities include vinyl replacement windows, Rheem gas furnace with central air, rural water and a well
- Balance of land is timber and pasture

Included: Refrigerator, Stove, Washer, Dryer, Any item present on the day of final settlement/closing. **Not included:** Livestock gates & fencing, All personal property.



THE HEIRS OF CLETA BEIMER

FARM LOCALLY KNOWN AS THE HOGAN FAMILY FARM

Representing Attorney for Seller: Richard Fehseke III of Fehseke & Gray Law Offices

Contact Tim Meyer of Steffes Group, 319.385.2000 or 319.750.1233

Tim Meyer: Illinois Licensed Auctioneer #441.001748 - Illinois RE Managing Broker #471.006809

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT. Announcements made the day of sale take precedence over advertising.





ALL LINES AND BOUNDARIES
ARE APPROXIMATE



TERMS: This online auction will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price. Down payment of 10% of the purchase price due on November 9, 2023. Balance of the purchase price due at closing with a projected date on or before December 11, 2023. 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. The Seller will retain all of 2023 income and will pay all of the 2023 real estate taxes, due and payable in 2024. This will be credited at closing. Selling free and clear for the 2024 farming season. Possession will be given at the time of closing, subject to tenant's rights on the tillable land, full possession of the tillable land will be given upon the removal of the fall harvest. Immediately following the auction of the real estate, 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.



Steffes Group, Inc.
2245 East Bluegrass Road,
Mt. Pleasant, IA 52641

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