

HENDERSON COUNTY ILLINOIS LAND AUCTION

64.13 TAXABLE ACRES • 1 TRACT

**BIDDING
INFORMATION &
VIRTUAL AERIAL
VIDEO AVAILABLE
ONLINE!**

VIRTUAL ONLINE

**TUESDAY,
OCTOBER 3, 2023
@ 12:00 P.M.**

E. JEAN KINNAMON

REPRESENTING ATTORNEY: Eric J. Long
The Law Office of Eric J. Long
PO Box 251 | 201 W Main St. #2 | Aledo, IL 61231
(309) 582-0100

AUCTION REPRESENTATIVE: Dale Jones (309) 299-6400



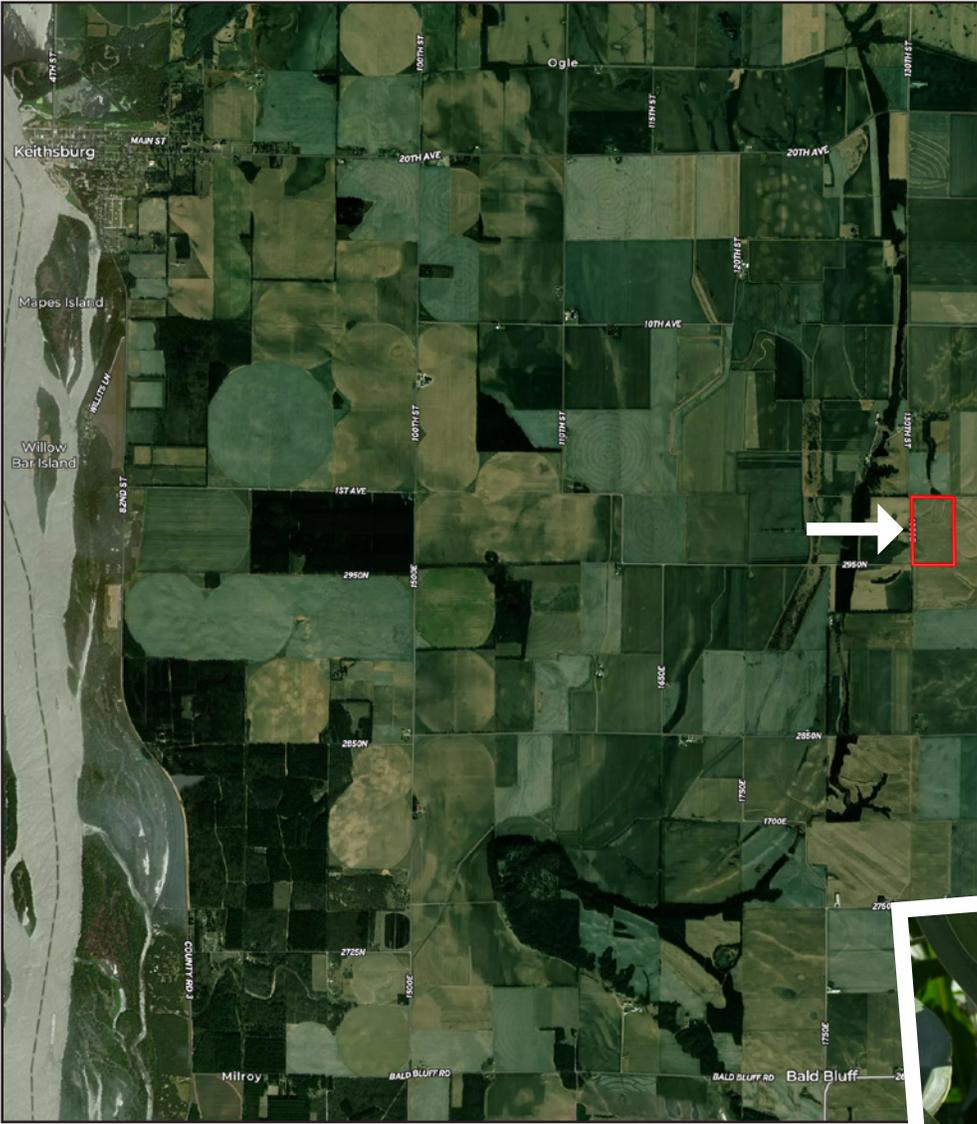
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LOCATION

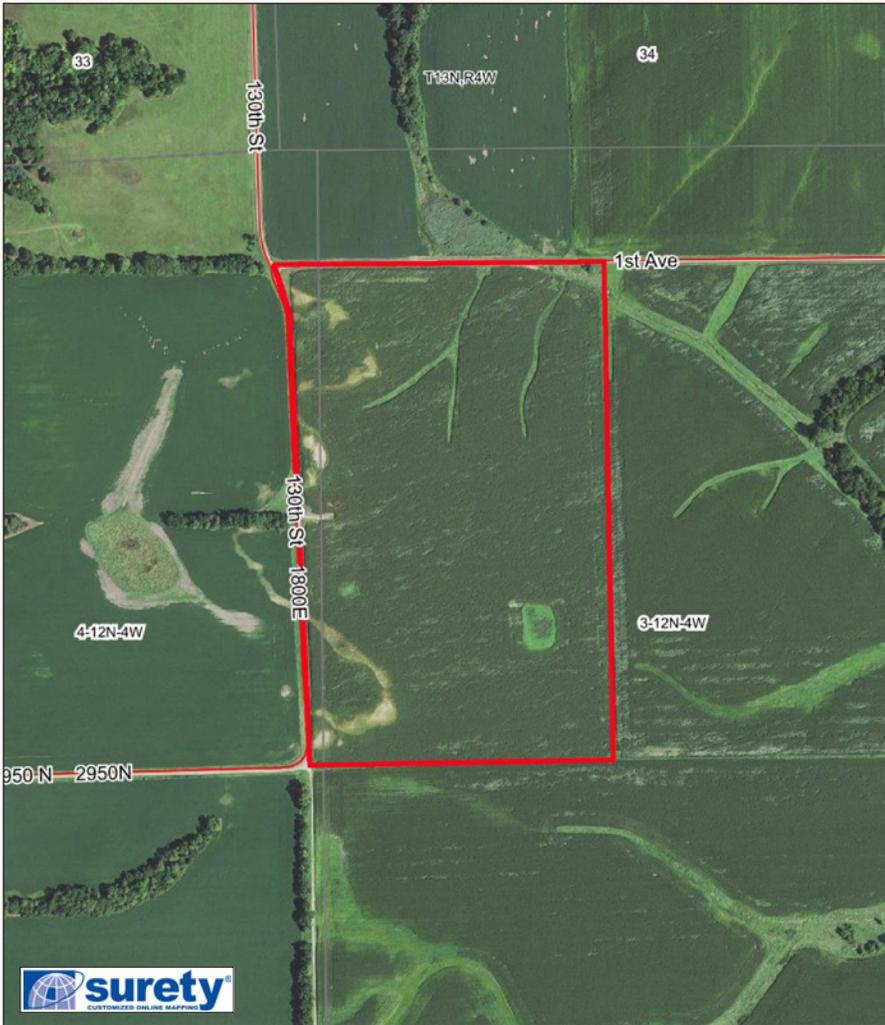
The E. Jean Kinnamon farm is located approximately 3 miles southwest of Seaton, IL or 22 miles northwest of Monmouth, IL and is further described as being located in Section 3, T12N•R4W, Bald Bluff Township, Henderson County, IL.

TRACT INFORMATION

64.13 TAXABLE ACRES

- ◆ FSA maps should indicate 65.62 cropland acres
- ◆ Includes .94 acre in CRP with an annual payment of \$282 expiring September 2032
- ◆ Productivity Index (PI): 119.9
- ◆ Soil types include Seaton, Biggsville, Seaton-Timula, Joy, Edgington and Sawmill
- ◆ This is a productive, nearly 100% tillable tract.





METHOD

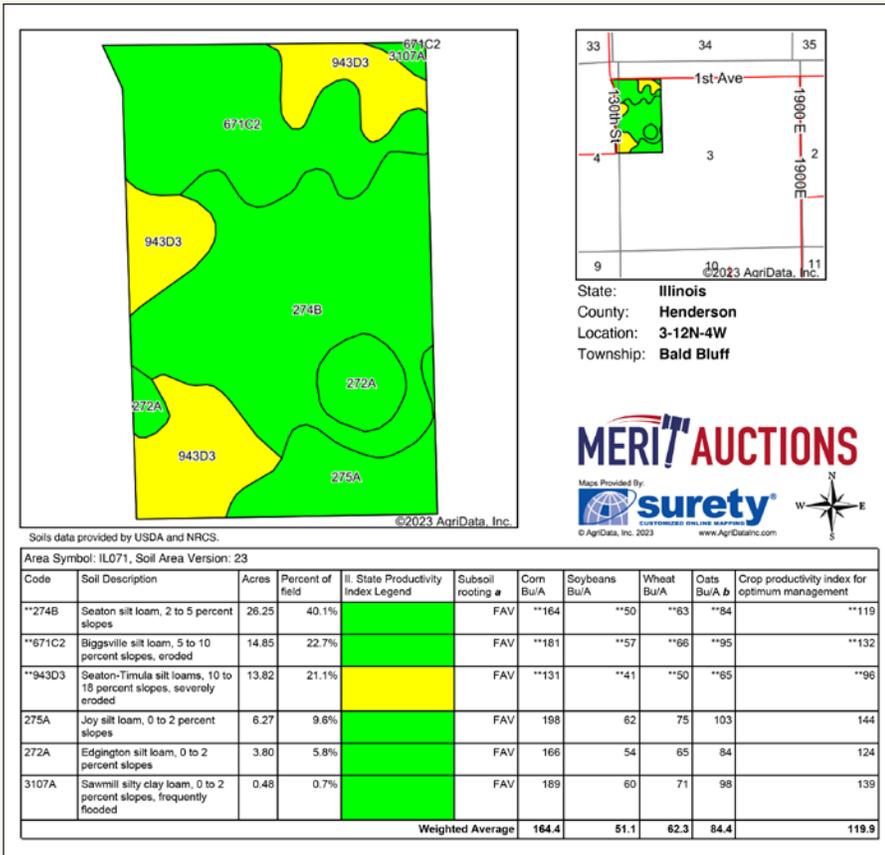
The Kinnamon Farm will be sold on a price per acre basis, based on 64.13 taxable acres and the advertised acres found in this brochure. Bidding is NOT subject to the following contingencies, including but not limited to financing, an appraisal or inspection of the property.

TERMS

Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before Friday, November 3rd, 2023. The seller will provide title insurance in the full amount of the purchase price and pay the 2023 real estate taxes. Possession will be given at the time of closing, subject to the removal of the crops. The tract sells free & clear for the 2024 crop year.

All announcements made on sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Merit Auctions pertaining to this property. Real estate is being sold "AS IS".

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COUNTY,
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LAND AUCTION**

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MERIT AUCTIONS

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E. JEAN KINNAMON

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