

ADAMS COUNTY, ILLINOIS LAND AUCTION

MONDAY, MAY 13, 2024 @ 10:00 AM ^{CST}

127± ACRES • 3 TRACTS (SUBJECT TO SURVEY)

ONLINE BIDDING
PROVIDED BY:



ERNEST & LEONA YODER

REPRESENTING ATTORNEY: John B. Leonard
132 E. Main Street | Mt. Sterling, IL 62353 | (217) 773-3814

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

P O Box 509 | 4502 Avenue O
Ft. Madison, IA 52627 | (833) 273-9300
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TITLE WORK:
Adams Co. Abstract & Title Co.
231 N. 6th Street | Quincy, IL 62301
(217) 222-2090

AUCTION REPRESENTATIVES:
JIM HUFF (319) 931-9292 IL RE Broker Lic. #471.021870
JOEY CROY (217) 617-0109 IL Auctioneers Lic. #441.002644



LOCATION

The Yoder Farm is located in Sections 5 & 16, Concord Township, Adams County, IL (4 miles southeast of Camp Point, IL or 12 miles west of Mt. Sterling, IL). From Camp Point, IL go east 2½ miles on U.S. Hwy. 24 to E 2600th St., turn right or south and proceed 1 mile to Co. Rd. 1800 N. Turn left or east and go a ½ mile to E 2650th St., turn right or south and proceed a ½ mile to Tract 1. To access Tract 2 proceed south on E 2650th St. and follow directional signs to the tract.

METHOD

The Yoder farm will be sold in 3 individual tracts based on a survey that is currently in progress. Tract 1 will be sold first on a price per acre basis. Tract 2 will be sold next for a lump sum total dollar amount. Tract 3 will be sold last on a price per acre basis. The tracts will NOT be offered in their entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

TERMS

Immediately following the auction, the winning bidder(s) 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 to Adams County Abstract & Title Co., which will hold the money in escrow until closing. Said signing of the real estate sales contracts will be done via DocuSign or via email.

The balance of the purchase price will be due at closing which will take place in approximately 30 days on or before June 13, 2024 at Adams County Abstract & Title Co. Full possession will be given at the time of closing. PLEASE NOTE: The tillable acres on Tracts 1 & 3 will be planted prior to the auction. Tract 1 will be planted to beans, Tract 3 will be planted to corn. Buyer(s) will inherit 100% of the crop at the time of closing and reimburse the seller for any input costs at the time of closing. Said input cost will be available prior to the auction. Complete details please contact the auction company.

The 2023 real estate taxes will be paid by the seller. The 2024 & all subsequent years' real estate taxes will be the responsibility of the buyer(s). Title insurance in the full amount of the purchase price will be provided by the seller.

All announcements made 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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**Additional Photos
& Virtual Aerial Tour Online!**
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AUCTION**

▶ **127 ACRES±
3 TRACTS**

▶ **ADAMS COUNTY,
ILLINOIS
LAND AUCTION**

▶ **MONDAY,
MAY 13, 2024
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FT. MADISON, IA 52627



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