

MERCER COUNTY, ILLINOIS

LAND & REAL ESTATE AUCTION

THURSDAY, JUNE 6, 2024 @ 1:00 PM ^{CDT}

LOCATION: 1776 170TH AVENUE, ALEDO, IL 61231

VIRTUAL ONLINE AUCTION

HOME & OUTBUILDINGS
ON 3.45 TAXABLE ACRES



MICHAEL R. BERTELSEN ESTATE
KAREN BERTELSEN, ADMINISTRATOR

REPRESENTING ATTORNEY:

ERIC J. LONG | LAW OFFICE OF ERIC J. LONG
201 W. MAIN ST., SUITE #2 | ALEDO, IL 61231-0208 | (309) 582-0100

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AUCTION REP:
DALE JONES
(309) 299-6400

AUCTION TO BE CONDUCTED
AS A VIRTUAL ONLINE AUCTION
WITH INTERNET BIDDING. IF YOU
NEED ASSISTANCE WITH INTERNET
BIDDING, PLEASE CONTACT OUR
OFFICE AT: (833) 273-9300.

MICHAEL R. BERTELSEN ESTATE
KAREN BERTELSEN, ADMINISTRATOR



LOCATION

The Bertelsen real estate is located at 1776 170th Ave, Aledo, Mercer County, IL. The home, outbuildings and acreage is further described as 3.45 taxable acres located in Section 5, T-15-N, R-3-W, Perryton Township, Mercer County, IL. Detailed directions are 8 miles north of Aledo, IL or 4 miles west and south of Reynolds, IL on IL Rt. 94 to 170th Ave, then west 1 mile. To view the property, call auction manager Dale Jones at (309) 299-6400.

AUCTIONEER'S NOTE

Make plans to participate in this virtual live online auction! This is a fantastic location and potential building site for your new country home. The existing two-story home needs significant renovation or demolition. There are many outbuildings located on 3.45 taxable acres and a large former feedlot concrete area. Opportunity abounds for someone longing for the country!



REAL ESTATE DETAILS

- Situated on 3.45 taxable acres
- Just 25 minutes from the Illinois and Iowa Quad City area
- Just 30 minutes from Muscatine, IA
- Older two-story home in need of significant renovation or demolition
- 2-car detached garage
- 3-horse stable in need of renovation
- 2 open-front cattle sheds with large concrete area
- Other outbuildings and structures
- Deep well
- Existing electrical service
- Open meadow suitable for horses or other livestock
- Parcel number: 04-04-05-400-004
- Property Taxes: \$1690.52 (2022)



METHOD & TERMS

The real estate will sell for a lump-sum, total dollar amount.

Bidding is NOT subject to any contingencies, including but not limited to financing, appraisal, or inspection.

Immediately following the auction, the successful buyer(s) will be required to enter into a written Real Estate Sales Contract with the seller and pay \$10,000 as a non-refundable down payment. The balance of the bid price will be due at the time of closing, on or before Monday, July 8th, 2024.

The seller will provide title insurance in the full amount of the purchase price. Seller will pay the 2023 real estate taxes. The 2024 real estate taxes will be prorated to the date of closing. Buyer to pay the 2024 and all subsequent taxes. Possession will be given at the time of closing.

The real estate sells as-is. Buyers are assumed to have conducted their own inspections and due diligence prior to bidding on the real estate.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



**TO VIEW ASSESSOR AND TAX INFORMATION,
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