

VIRTUAL ONLINE - HANCOCK COUNTY ILLINOIS LAND AUCTION

TUESDAY, JUNE 25, 2024 @ 1:00 P.M.

9.5±
TAXABLE
ACRES
1 Tract



BARBARA J. KOKJOHN
GEORGIA PARDALL - P.O.A.

REPRESENTING ATTORNEY: Thomas F. Hartzell
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JOEY CROY

JIM HUFF

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AUCTION REPRESENTATIVES: Joey Croy (217) 617-0109 | IL RE Broker Lic. #475.211393
Jim Huff (319) 931-9292 | IL RE Broker Lic. #471.021870

ONLINE BIDDING
PROVIDED BY: **proxibid.**



LOCATION

The Kokjohn property is located in Section 4, Pontoosuc Township, Hancock County, IL.

**PHYSICAL ADDRESS:
250 SECTION LINE RD.
PONTOOSUC, IL 62330**

PARCEL INFORMATION

9.5 TAXABLE ACRES

This property is improved with a 3 bedroom ranch style home that includes a single bath, first floor laundry and 2 car attached garage. The dwelling is improved with a newer furnace that has central air and a new hot water heater.

The home is situated on approximately 9.5± acres that features beautiful river views. The balance of the property is heavily wooded and offers attractive hunting & recreational acreage and is nicely secluded in the small village of Pontoosuc, IL.

If you are an outdoor person who enjoys fishing, waterfowl or deer hunting, we urge you to take a look at this property that has a tremendous amount of potential.

Access is on the west by Section Line Rd.

BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

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Open HOUSE TUESDAY, JUNE 11 • 5-6 PM
PHYSICAL ADDRESS: 250 SECTION LINE ROAD | PONTOOSUC, IL 62330



METHOD

The Kokjohn Farm will be sold for a lump sum total dollar amount.

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 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. 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 July 25, 2024. Full possession will be given at the time of closing.

The seller will provide title insurance in the full amount of the purchase price. 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".

- ✓ Single story ranch style home w/attached garage!
- ✓ Situated on over 9.5± acres with beautiful river view!
- ✓ Heavily wooded and offers attractive hunting & recreational acreage and is nicely secluded in the small village of Pontoosuc, IL!

 250 SECTION LINE ROAD
PONTOOSUC, IL 62330



▶ **VIRTUAL
ONLINE
AUCTION**

▶ **9.5 TAXABLE
ACRES • 1 TRACT**

▶ **HANCOCK COUNTY,
ILLINOIS
LAND AUCTION**

▶ **TUESDAY,
JUNE 25, 2024
@ 1:00 PM ^{CDT}**

MERIT AUCTIONS

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Open House

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