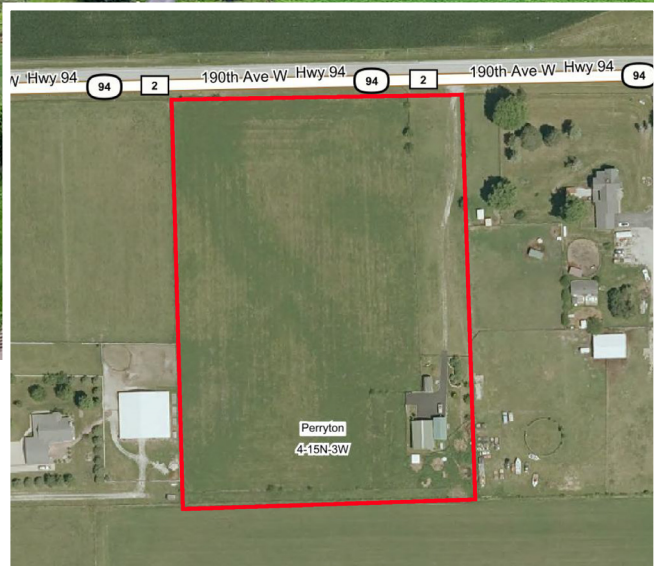
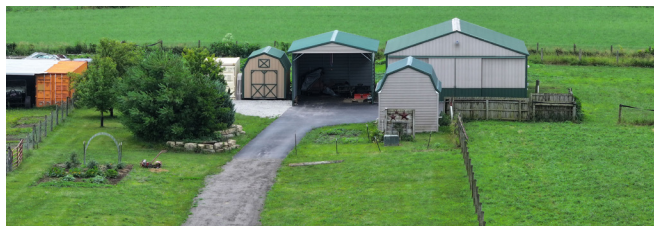


MERCER COUNTY, ILLINOIS LAND AUCTION!

WEDNESDAY, OCTOBER 9 @ 10:00 AM CDT



1857 STATE HWY 94 (190TH AVE W)
REYNOLDS, ILLINOIS



Virtual Online

6.97 Taxable Acres

MINI FARM / BUILDING SITE LAND AUCTION

LOCATION & GENERAL INFORMATION

The Performance Auction Group, Inc. acreage is located at 1857 State Hwy 94 (190th Ave. W), Reynolds, Mercer County, IL. The acreage is further described as 6.97 taxable acres located in Section 4, T15N•R3W, Perryton Township, Mercer County, IL. Detailed directions are 10 miles north and east of Aledo, IL or 3 miles west of Reynolds, IL on IL Rt. 94. To view the property, call auction manager Dale Jones at (309) 299-6400, or the cooperating brokers, listed below.

AUCTIONEER'S NOTE

Make plans to participate in this virtual live online auction! Performance Auction Group, Inc. purchased this property to build a new home, but instead purchased another home, and have no further use for this property. This is a fantastic location and potential building site for your new country home or barndominium! The existing pole building already has plumbing rough-ins started and frost barrier insulation in place for future concrete flooring. There are other outbuildings, a well agreement and septic system located on 6.97 taxable acres and 5 acres of income producing Class A soil. Opportunity abounds for someone longing for the country!

PERFORMANCE AUCTION GROUP, INC.

REPRESENTING ATTORNEY: Karl Bredberg | Katz Nowinski, P.C.
PO Box 208 | 2020 SE 3rd St. | Aledo, IL 61231-0208 | (309) 582-5327



AUCTION MANAGER:
DALE JONES
(309) 299-6400

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

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(833) 273-9300 | www.MeritAuctions.com

In cooperation with



EXP Realty LLC | Frick and Fell Home Sales
Starr Fell (309) 582-6425
Zach Frick (309) 738-8708

ONLINE BIDDING
PROVIDED BY:

proxibid.

REAL ESTATE DETAILS...

- Situated on 6.97 taxable acres
- Fantastic building site
- Mercer County schools
- Perfect for horses or 4H livestock
- Class A soil currently used for 5 acres of hay production
- Paved state highway frontage
- Only 25 minutes from the Illinois and Iowa Quad City area
- Only 30 minutes from Muscatine, IA

- 35 X 45 pole building
- 18 X 35 metal RV storage building
- 12 X 20 Utility shed style cabin with front porch, loft and new metal roof (needs TLC)
- Existing electrical service
- Well water agreement
- Septic system
- Large asphalt parking area
- Recently refreshed private driveway

- with ground, recycled asphalt product
- Camper electricity hook-ups and septic connection
- Entire perimeter fenced, with posts ready for your new cross-fencing.
- (10) recently planted Arborvitae evergreen trees and (2) white pine trees
- Producing apple trees
- Blackberry, raspberry and grape vines

- Recently planted asparagus bed and blueberry bushes
- Barndominium floor plans available upon request
- This fantastic mini farm and building site is ready for you!

To view the property, call Auction Manager Dale Jones at (309) 299-6400, or the cooperating brokers listed.

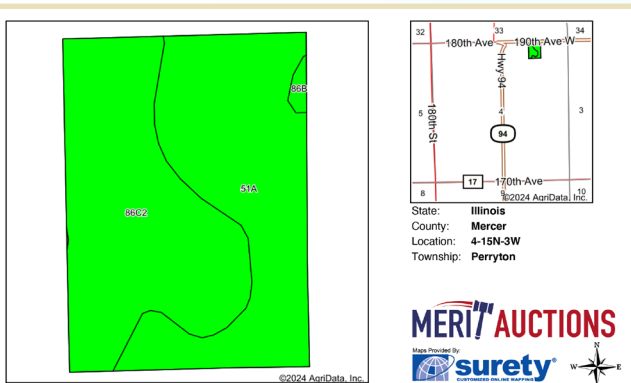


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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Data Bu/A	Crop productivity index for optimum management	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.53	50.7%		FAV	**178	**56	**70	**95	**131	84	84	71	65
51A	Muscatine silt loam, 0 to 2 percent slopes	3.37	48.4%		FAV	200	64	75	104		147	95	95	80
**86B	Osco silt loam, 2 to 5 percent slopes	0.06	0.9%		FAV	**187	**59	**74	**100	**138	92	92	76	70
Weighted Average						188.7	59.9	72.8	99.4	138.8	% 89.4	% 89.4	% 75.4	% 71.9

MERCER COUNTY, ILLINOIS LAND AUCTION!

METHOD AND 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 \$15,000 as a non-refundable down payment. The balance of the bid price will be due at the time of closing, on or before Friday, November 8th, 2024.

The seller will provide title insurance in the full amount of the purchase price. 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 20ft shipping container and 10X20 utility shed do not convey with the real estate.

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.