

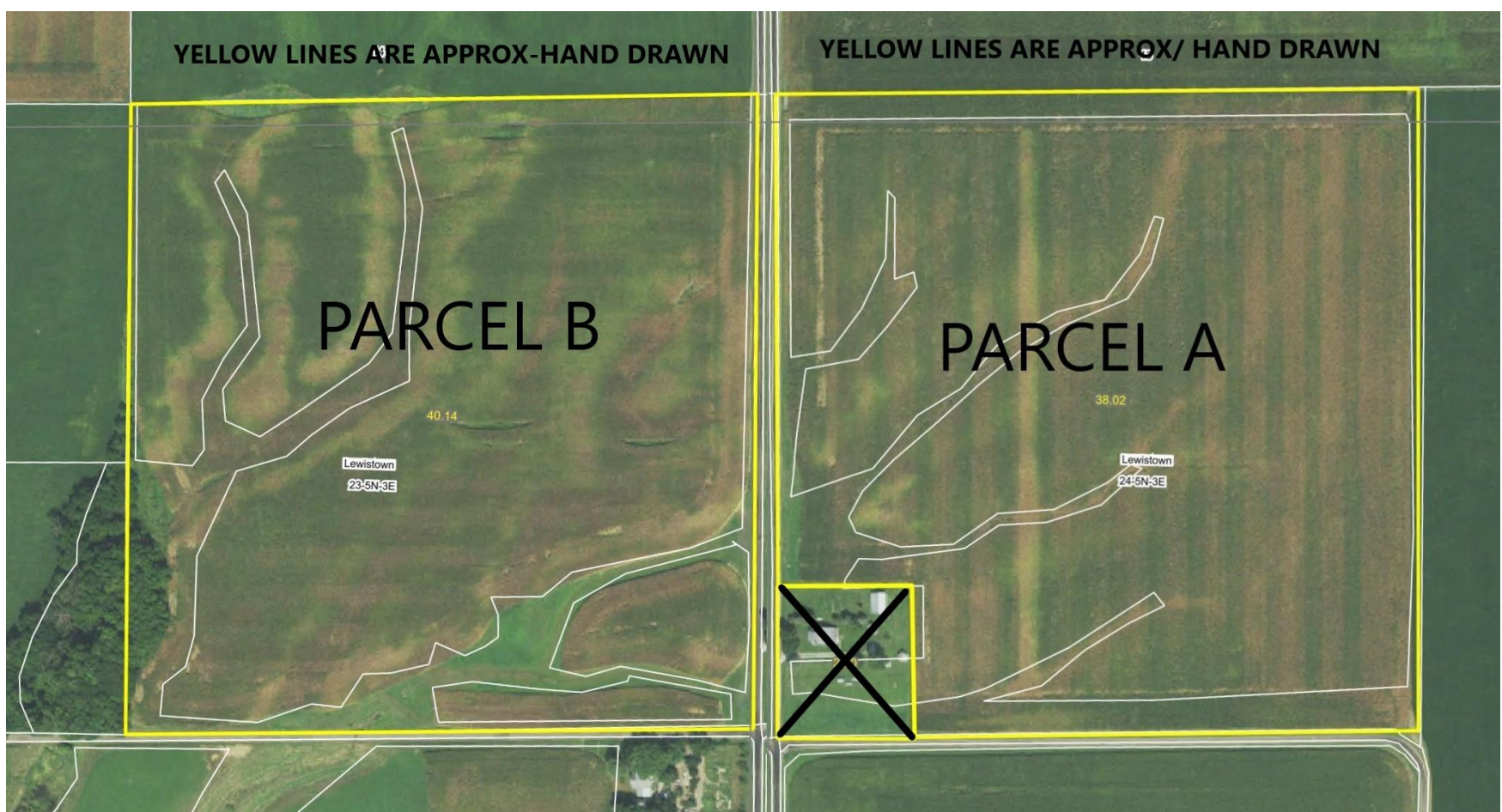
www.gotogorsuch.com

ONLINE LAND AUCTION

77.77 ACRES +/- LEWISTOWN TOWNSHIP, FULTON CO. IL

Starts to End Saturday May 20th at 10am

VIEWING AUCTIONEER AT PROPERTY SATURDAY MAY 6th 10AM TO NOON OR BY APPOINTMENT.



DIRECTIONS TO PROPERTY: East of Lewistown on RTE 24 1.6 Miles Turn North on Dickson Mounds Rd, go .8 Miles to property.

PARCEL A: 37.17 Acres +/-, Class A Soils, CPI 133.2, Under 2023 Farm Lease

PARCEL B: 40.27 Acres+/-, Class C Soils, CPI 108.8, Under 2023 Farm Lease

SELLERS:

Parcel A – Herschel Davis, Jeff Banister, Kristy Thill, Jenny Nichols

Parcel B – William Davis, Sheila Kenney, Donald Davis

Real Estate Terms & Conditions: All Real Estate being sold AS-IS w/ALL FAULTS AND NO GUARANTEE'S; 2% Buyers Premium on Real Estate; Real Estate; 10% Down & sign contract following Closing of the Auction. Final Bids are subject to Seller/Executor Approval. Closing: Balance on June 20th 2023; Buyer to receive 2023 Cash Rent either at closing or when payment is due to owner from tenant; Possession: Subject to Tenants Lease. Information provided is deemed true but not guaranteed, It is your due diligence to inspect property before engaging in the bidding process. Your bidding is not conditional upon any Financing and or buyer/Lender Inspections. Seller shall pay the 2022 Real Estate Taxes due in 2023. There will be no tax proration for 2023 taxes due in 2024;. Buyer & Seller shall have Normal Closing Cost; Gorsuch Realty & Auction is working for the Seller as their Broker/Auctioneer; Property being sold AS-IS, Where IS AS Condition, with all Faults; Bidding is # Acres times your bid price + Buyers Premium for a total purchase price. # Acres is based on surveyed Acres. Sellers Attorney will provide an Owners Policy of Title Insurance & Deed Conveying the property; Announcements made before and during the sale take precedence over previously printed and/or stated material;

COMPLETE TERMS AND CONDITIONS ON WEBSITE

Gorsuch Realty & Auction

1050 N Main Canton IL 61520 309-647-7777 Ph. 309-338-3711
Curtis Gorsuch: Managing Broker/Auctioneer IL Lic. #441.000718;

www.gotogorsuch.com

