

HOUSE, FARMLAND WITH POND, TIMBER

Saturday ~ December 1, 2018 ~ 10:00 A.M.

AUCTION LOCATION: Collectors Hall (Stenzel Business Location)

135 W. Center St. - Cambridge, IL 61238 – 309.937.1444

To help settle the estate of the late William E. "Gene" Hartsock of Geneseo, IL – Gene Hartsock, Geneseo, IL & Sandy Jones, Port Byron, IL Co-Executors, Attorney for Estate: Curtis J. Ford of Nash, Nash, Bean and Ford, Geneseo, IL - the following real estate will be offered at auction at the above place and time.

80 Acres (M/L), Henry County, Hanna Township, Section 10, Farm #9254, Tract 575

Farm Location: 9561 N 2300 Avenue, Geneseo - 2 miles west of Geneseo on Rt 6 to 2050N/E1200 Rd. sign; then north approximately 2 ½ miles to Rd sign 1200E/N2300 then west 2 ½ miles to the property. **(Watch for signs);**

[156 MAP](#) [156 Report](#) [Soils](#) [Soils Report](#) [Tract Map](#) [Legal Desc.](#) [Plat](#) [Property Record](#)

[PHOTOS](#) [AERIAL Video](#) [AERIAL Video #2](#)

Tract I – 49.19 Acres (M/L)

A flat piece of ground with 39.92 cropland acres, corn base is 12.4 with PLC yield of 145; Soybean base is 21.8 w/PLC yield of 46 according to U.S.D.A. 156 farm records; 5 year average corn yield is 151.2 and soybean yield of 55.6; Soil types consist of 1020A LaHogue, 3107A Sawmill Silty, 3302 Ambraw Clay, 485A Richwood silt, 565A Tell silt loam, 672A Crescent loam, 7682A Medway silty, 87B Dickinson. 9.27 acres in waste land and drainage ditch. There is a small pond on this tract and the Green River flows on the south end. The property lies in a flood plain.

Tract II – 29.16 Acres (M/L)

A piece of recreational/timber ground with the south end next to the Green River.

Tract III: 1.61 Acres (M/L) with House

OPEN HOUSE: SATURDAY ~ NOVEMBER 3RD AND 24TH ~ 10:00 A.M. TO 11:30 A.M.

A single story ranch style home built in 1975 with five bedrooms; 3 ½ baths; 12'x22' eat-in kitchen area with built in cupboards, ceiling fan, double oven, built in gas top stove with vent fan, dishwasher, refrigerator/freezer; 14'4"x15'6" dining room with chandelier; 14'8"x21' living room with ceiling fan and all open south exposure windows. Master bedroom measures 13'10"x 14'9" with a full bath; Southeast bedroom is 10'9"x 14'9"; NE Bedroom is 10'9 x 11'9"; North center bedroom is 10'9"x 11'9"; and NW bedroom is 11'2"x11'9"; This home also offers nice closets in the hall and entrance area; A 7'3" x 12' utility room between the kitchen and garage with washer and dryer; 21'x21' attached garage; 21'x23' patio area outside the entrance to the home. Full concrete block foundation with sump pumps, two sand point wells (one new), 2 new pressure tanks, 5 yr. Goodman LP gas furnace, No air, LP gas water heater; Roof approximately 10 years; Upgraded wiring; RB&B siding with front ½ brick veneer; 20'x20' east side deck; 1000 gal. LP storage tank; Geneseo School District. A large family home in the country.

Tract IV: Combination of I, II and III

Terms: #1. The successful bidder will be required to enter into a standard real estate purchase contract with 10% of the purchase price due immediately following the auction. The balance will be due and payable on or before January 18, 2019. The purchase contract is available for viewing by contacting Attorney Curtis J. Ford of Nash, Nash Bean and Ford at 445 US Hwy 6, Geneseo IL 61254 (309)944.2188. **#2.** Seller shall be responsible for payment of the 2018 taxes due in 2019 by providing a credit at closing in the amount of the most recent tax information available. Buyer shall be responsible for the 2019 and all subsequent taxes. (2017 taxes paid in 2018 - \$2,557.12 included exemptions of senior discount and senior freeze). **#3.** The seller shall provide a title insurance policy in the amount of the purchase price of the subject properties. **#4.** The property is being sold in an "As Is" condition, with no warranties of any kind. Stenzel Auction Service, Inc. serves solely as agent for the Estate and assumes no liability of any kind in connection with any property being sold. All information is believed to be accurate. However, all prospective buyers are strongly urged to make all necessary inspections and financial arrangements prior to the auction. **#5.** Any of the above terms of sale may be modified by announcements made on the day of sale. The estate reserves the right to accept or reject any or all offers the day of the auction. For information and booklets on the property contact our business office by email at info@stenzelauction.com or by phone at 309.937.1444. Please call for viewing of property by appointment only. The farm can be farmed or rented by the new owner for 2019.