

Henry County, Illinois Real Estate Auction (40 Acres M/L)

LIVE & ONLINE AUCTION ~ Stenzel's (Collectors Hall), 135 W. Center St., Cambridge, IL
Thursday October 29, 2020 – 5:00 P.M.

To help settle the estate of the late **William C. Korthals, Geneseo, IL** – **Executor Beverly Nelson, Attorney Nadine Palmgren of Geneseo** will offer the following listed real estate at the above place and time. To participate in the online bidding option, visit our website at www.stenzelauction.com.

Property Location: 23341 E 880 Street, Geneseo, IL. Two miles north of Geneseo on Rt. 82 to the Wolf Road sign (1420E); then west approximately 6 miles to road sign CORD13 then south $\frac{3}{4}$ mile to the property. **Watch for signs.**

Clickable Links: [ONLINE BIDDING](#) [Aerial Video TRACT 1 – TRACT II](#) [Soils Map](#) [Plat](#)
[156](#) [156 Aerial](#) [PHOTOS](#)

Hanna Township, Henry County, Section 4, PIN #07-04-400-001

Tract 1: Approximately 7 acres (M/L) of timber, a pond, a Morton shed with dirt floor measuring approximately 40' x 60' and an older style barn suitable for horses or other animals. A sand point well is on the property. An L shaped piece of property perfect for building a home. Located next to Country View golf course.

Tract II: Approximately 33 acres (M/L) of farm ground. 31 acres (M/L) in crop land with soil types of 565B, 567D2, 671A & B, 917B & D, 943G. There is currently no CRP. Information from the USDA 156 shows corn base as 9.5 acres with PLC yield of 141; Soy beans base as 9.5 acres with PLC yield of 47.

Tract III: Combination of I & II. **(If properties are sold separately as Tract I & II – all measurements are subject to survey – to be paid by seller)**

Terms: #1. The successful bidder will be required to enter into a standard real estate purchase contract with 10% of the purchase price due at the conclusion of the auction payable to Stone & Palmgren Real Estate Trust Account. The balance will be due and payable on or before closing, 30 days from contract date. The purchase contract is available for viewing by contacting Stenzel Auction Service, Inc. Cambridge, IL (309.937.1444) **#2.** The 2020 Real Estate Taxes will be prorated as of the date of closing and credited to the Buyer (2019 taxes \$1,757.36). **#3.** The seller shall provide a title insurance policy in the amount of the purchase price of the subject property. **#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 thoroughly research all pertinent data to draw their own conclusions. **#5.** Any of the above terms of sale may be modified by announcements made the day of the auction. Seller reserves the right to accept or reject any and all offers. For information on the property contact our business office by email at info@stenzelauction.com or by phone at 309.937.1444. For viewing of property, please call for permission. The land can be farmed or rented by the new owner for 2021.
