

## PUBLIC AUCTION OF THE SAND FARM

147 ACRES, MORE OR LESS

**PRODUCTIVE FARM LAND WITH OBVIOUS RESIDENTIAL AND HUNTING POSSIBILITIES**

**Thursday Oct 19, 2017**

**Beginning Promptly at 6:00 PM.**

The undersigned will offer the below described farm real estate commonly known as the Sand Farm. The sale is to take place at the Lavender Crest Winery, US Route 6, at the junction with Interstate 80, Colona, IL. The farm is located 8 miles west of Geneseo, IL on US Route 6, or 8 miles East of Moline, IL on US Route 6 to the Osco Road then 1 and ½ miles South. The farm is located in Section 25, Colona Township, Henry County, IL.



### PROPERTY TO BE OFFERED IN THE FOLLOWING PARCELS:

**PARCEL 1:** 124 acres (more or less) that portion in the SE 1/4 of Section 25 Colona Township, lying NE of the center of the main drainage ditch lying in the SW corner of the property. 106.71 acres of this parcel are tillable and in an excellent state of productivity.

**PARCEL 2:** 23 acres (more or less) that portion of the SE 1/4 of Section 25, Colona Township, lying SW of the center of the main drainage ditch lying in the SW corner of this parcel. This parcel is wooded to heavily wooded, and has obvious recreation and possible residential possibilities.

**METHOD OF SALE:** Parcels 1 & 2 will be offered first individually, and then in combination, selling to the highest bid price. Bidding on both parcels will be by the acre, minimum bid raises on individual parcels, \$50 per acre. The minimum bid raises on combinations will be \$25 per acre.

**ASCS Information:** Crop Land Acres: 106.71 Corn Base: Acres 106.71, Yield: 156 bushels per acre.

**TERMS:** 10% down the day of sale. Possession, subject to an existing lease until Jan 1, 2018, and final settlement will be on December 15, 2017. Trustee's Deed and Title Insurance showing merchantable title will be provided to the buyer. If Parcel 2 sells separately a survey will be furnished on Parcel II. No survey will be furnished on Parcel I or if farm sells as a whole. Taxes for 2017 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The successful bidders will be required to sign a purchase agreement immediately following the auction. A copy of the required contract is available from Roy Holmstrom or Attorney James H. Nash. This property is being sold free, and clear of any encumbrances. Property is sold "AS IS, WHERE IS" free of any expressed or implied warranties by either the seller or the auction company as to the condition of the property. Announcements made the day of the sale take precedence over any prior information whether written or oral. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy is assumed by the seller or the auction company. An ID shall be required.

**AUCTIONEER'S NOTE** This farm has lots of possibilities. This farm has productive crop ground, which has been well farmed and maintained. There is an added bonus, timber for hunting and recreation. Have you been dreaming of a place to build your dream home, this could be the spot? There are possible sites for lake construction. Opportunities in this Great Location don't come along often. Come take a look!

**Owners: Leona J. Sand Trust**

**AUCTION CONDUCTED BY: Holmstrom Realty Services**  
Atkinson, IL 309-944-6423

To inspect the premises, obtain a copy of the plat, or for more information contact,  
Roy Holmstrom, Broker, 309-944-4734 or Tim Holmstrom, Broker, 309-944-6423

For more information look at [HolmstromRealEstate.com](http://HolmstromRealEstate.com)

James H. Nash, Attorney for the Sellers, 309-944-2188

Nash, Nash, Bean, & Ford LLP, 445 US Hwy 6, Geneseo, IL

**THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.**

**NOT RESPONSIBLE FOR ACCIDENTS THAT MAY OCCUR.**