



# PERSONAL PROPERTY

THESE ITEMS START CLOSING AT 11:00 AM

## Highlights Include:

- 1967 Massey Ferguson 165 gas tractor w/ loader
- 2000 Yamaha Big Bear 400 4X4 ATV
- 1993 Yamaha Timberwolf 250 ATV
- Simplicity Prestige 54" riding mower
- Saturn 3pt. 6' rotary mower, 3pt. 6' blade & 3pt. boom
- Farm King portable livestock chute
- Cattle panels, feeders, woven & barbed wire, elec. fencing & fence posts
- Assorted hand & power tools
- Ladders, battery chargers, welders, fuel cans
- Grass sweep, push mower, garden tiller & chainsaws
- Hunting & pocketknives, hunting clothing, ammo boxes, deer antlers, etc.
- Like new Brute 8200 generator
- Maytag elec. self-cleaning oven
- Signature upright freezer
- Maytag Performa refrigerator
- Weider 1200 home gym
- Nice selection of modern furniture to include queen size beds, bar stools, swivel recliners, leather sofa & matching love seat, occasional chairs, floor & table lamps, end tables, etc.
- Stoneware jugs, cast ironware, farm primitives, etc.
- Glassware, oil lamps & figurines
- Usual household goods
- Holiday & seasonal decorations

**Pickup/Removal of Personal Property:** Friday, September 30<sup>th</sup> from 3PM – 6PM. Buyers Premium of 15% will be added to all personal property purchases! All personal property sells "as is, where is". All items must be removed during the designated pickup time – NO EXCEPTIONS or will otherwise be subject to forfeiture without refund!!



# ONLINE ONLY AUCTION

Bidding Ends: Wed., Sept. 28th, 2022 at 10:00 AM

**Open House**  
Sun., Sept. 11th  
11:00 AM- 1:00 PM

## 6440 N 2200th Rd, Sciota, IL

### 19.4± Acres with a Ranch Style Home & Bldgs

### ACREAGE DETAILS

- 19.4± acres (Perfect Hobby Farm w/CRP, pasture and hunting/recreational opportunities!)
- 12.6 acres tillable of which all are enrolled in CRP through 2025 with an annual payment of \$3,219.
- Fenced pasture w/livestock barn & auto. waterer
- 30 x 40 machine shed and 30 x 40 quansit
- Utility shed & root cellar
- Septic system & 25' dug well
- Wind Energy Lease Income (contact Auction Co. for payment information)
- Real Estate Taxes = \$1,785.66

### HOME DETAILS

- Ranch style home built in 1977 w/approx. 1,725 sq. ft.
- 3 bedrooms & 2 full baths
- Living room & sunken family room w/wood burner
- Large eat-in kitchen
- Rear deck
- Attached 28 x 30 insulated 2-car garage

**More Photos**  
at [FraiseAuction.com](https://www.fraiseauction.com)



**Register & Bid Now at [FraiseAuction.com](https://www.fraiseauction.com)**

**Daniel B. Fraise**  
319-372-9121 or  
319-367-5744



**Fraise Auction & Real Estate**  
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## Property Information



<b>Address</b>	6440 N 2200th Road
<b>City</b>	Sciota
<b>County</b>	McDonough
<b>State</b>	Illinois
<b>Style</b>	Ranch
<b>Year Built</b>	1977
<b>Sq. Ft.</b>	1,725
<b>Lot Size</b>	19.4± Acres
<b>Garage</b>	Attached 28x30
<b>Foundation</b>	Concrete
<b>Porch/deck</b>	Rear Deck
<b>Roof</b>	Asphalt Shingle
<b>Exterior Material</b>	Vinyl
<b>Windows</b>	Replacement
<b>Heating System</b>	Electric Baseboard
<b>Air Conditioning</b>	Window Air Units
<b>Bedrooms</b>	3
<b>Total Baths</b>	2
<b>Basement</b>	Crawl Space
<b>Water</b>	25' Dug Well w/Submersible Pump in Crawl Space
<b>Buildings:</b>	30x40 Steel Fan Bldg (Quansit) 20x30 Open Front Pole Bldg
<b>CRP</b>	13.18 Tillable Acres enrolled, \$3,219 annual payment; enrolled through 2025
<b>Cardinal Point Wind Turbine Lease</b>	Payment fluctuates, but in 2022 it was \$2,358.24
<b>Net Taxes</b>	\$1,786



**Bid Now at FraiseAuction.com**

## Special Provisions

- The property is selling subject to public road easements, utility easements and all other easements of record.
- The Seller has no knowledge of radon in the housing and has no records or reports pertaining to radon in the housing.
- Seller shall not be obligated to furnish a survey.
- If, in the future, a site cleanup is required, it shall be the expense of the Buyer.
- Buyers are not bidding contingent on financing or any other contingencies. All sales are final.

**Terms:** \$15,000 earnest money deposit due at the end of the auction with the remainder due on or before October 28, 2022. Title insurance for the full amount of the purchase price will be provided by the Sellers. Real Estate sells "as is, where is". Sale is not contingent on Buyer's financing or any other contingencies. Sale is subject to Seller's confirmation.

**Real Estate Taxes:** Taxes will be prorated to the date of closing.

**Survey:** Seller shall not be obligated to perform a survey. All boundary stakes and lines drawn on maps are approximate.

**Wind Energy Lease & Easement Agreement:** Property sells subject to a recorded lease and easement with Cardinal Point LLC. Lease payment shall be prorated to the date of possession.

**Reservations:** Seller reserves all appliances and personal property from the sale of the real estate.

**Inclusions:** Included in the real estate are the window AC units, wood stove, window treatments and any attached gates. Buyer shall accept any remaining personal property at closing.

**Closing:** Closing will take place on or before October 28, 2022. The balance of the purchase price will be payable at closing by guaranteed check or wire transfer.

**Possession:** At closing upon payment in full.

## No Real Estate Buyers Premium!

**Registration:** Visit [www.fraiseauction.com](http://www.fraiseauction.com) to register and bid today!

**Disclaimer and Absence of Warranties:** Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made, except the purchase agreement. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase.

The property is being sold on an "As Is, Where Is" basis and no warranty or representation concerning the property is made by the Seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. All lines drawn on maps and photos are approximate. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company.

**Agency:** Fraise Auction & Real Estate and their representatives are exclusive agents of the Seller.

**Special Terms:** Fraise Auction & Real Estate will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should use the proxy-bidding feature and leave their maximum bid 24 hours before the auction concludes. Fraise Auction & Real Estate reserves the right to withdraw or re-catalog items in this auction.

This is a soft close auction. Any bid placed in the final 3 minutes of an auction results in the auction automatically extending an additional 3 minutes. The bidding will extend in 3 minute increments from the time the last bid is placed until there are no more bids and the lot sits idle for 3 minutes. Therefore, the auction will not close until all bidding parties are satisfied and no one can be outbid in the last seconds without having another opportunity to bid again.

**ROGER D. & CAROLYN S. THOMPSON – SELLERS**

**John McMillan of McMillan, Hennenfent, DeJoode & Humbert PC**

**402 E Jackson St. Macomb, IL 61455 – Attorney for Sellers**