

VIRTUAL ONLINE | LEE COUNTY, ILLINOIS



# LAND & REAL ESTATE AUCTION

FRIDAY, FEBRUARY 03, 2023 AT 10:00 AM<sup>CT</sup>



197.83 ACRES± • 2 TRACTS

**OPEN HOUSE: SAT., JAN. 21 • 10:00 AM - 12:00 PM**

The Erdmann farm is located approximately 12 miles northeast of Dixon, Illinois or 16 miles southwest of Rochelle, Illinois. The property is further described as being located in Section 24, T22N-R10E, Franklin Grove township, Lee County, Illinois. The real estate contains a total of 197.83 acres (subject to survey) and will be sold in 2 tracts. Tract 1 represents productive tillable cropland while Tract 2 represents a beautiful country home improved with multiple buildings and grain storage.

## ELIZABETH V. ERDMANN TRUST & PETER M. ERDMANN TRUST

**Representing Attorney:** Steve Weeks

Weeks, Brucker & Coleman, Ltd | (815) 692-2302  
606 W Oak St., Fairbury IL 61739

**Auction Manager:** Kevin Haas (309) 264-7767

VIRTUAL ONLINE



# HANCOCK COUNTY, ILLINOIS LAND AUCTION

TUESDAY, FEBRUARY 7, 2023 AT 10:00 AM<sup>CT</sup>



365 ACRES± (SUBJECT TO SURVEY) • 4 TRACTS

The Foley farm is located approx. 2 miles west of Plymouth, IL along the Denver-Plymouth blacktop and is further described as being located in Section 3, T3N - R5W, Augusta Township, Hancock County, IL.

*The tracts represent productive tillable farmland, improved pastureland, timber, potential building sites & a country home!*

## JOAN FOLEY REVOCABLE TRUST MARK FOLEY & SUE MULCH - CO-TRUSTEES

**Representing Attorney:**

Richard L. Fehseke | Fehseke & Gray Law Office  
1023 Ave. G, Ft. Madison, IA 52627 | 319-372-7181

**Auction Managers:**

Louie Zinn (319) 795-2314 | Michael Sullivan (309) 333-0916

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