

REAL ESTATE AUCTION

RANCH HOME - LARGE HEATED SHOP - 20 ACRES

236 N 9000W RD, BONFIELD, IL 60913

Property Directions:

1 $\frac{3}{4}$ miles south of Bonfield, IL.

Or, 4.5 miles north of Herscher, then east 2.5 miles on IL-17, then $\frac{1}{4}$ mi north on N 9000W Rd.

Or, 8 miles west of Kankakee on IL-17, then $\frac{1}{4}$ mi north on N 9000W Rd.



Auction Conducted By:
Richard A. Olson & Associates, Inc.

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

531 W Bedford Rd, Morris, IL 60450
(815) 942-4266

Seller's Attorney: Neeley P. Regas
Regas, Gubbins & Regas
1 Dearborn Square, Suite 300
Kankakee, IL 60901 815-933-2600

Owners: Ken & Martha
Bouk

Saturday, November 23, 2019
@ 12:00 PM

OPEN HOUSE DATES:
Sunday, October 20 & 27, 2019 from 1-3 PM

www.richardaolson.com



Ken & Martha Bouk have recently retired and will be selling their real estate and personal property on Saturday, November 23, 2019.

Personal Property auction begins at 10:00AM

Real Estate auction begins at 12:00PM.

More Photos & Information on the website!



Home Features:

- 2400 SqFt Home with 420 SqFt Sunroom
- House built in 1994 and the Sunroom added in 2011
- New Roof & Generator installed in 2014
- Open Floor Plan (Kitchen & Living Room)
- Master Bedroom with walk-in Closet & Full Bathroom
- Two Bedrooms on ground floor & addtl Bedroom in basement.
- Total of 2 Full Bathrooms & 2 Half bathrooms, Tile Floor Heat
- Hickory Hardwood Floors; Custom Crown Molding
- Basement has 8' ceilings, Full Kitchen, Rec Area, Pool Table & Bar
- Whole House Fan
- Two built-in Desks in the Office and built-in file cabinets
- Kitchen equipped with stainless steel appliances (new in 2017), Quartz Countertops, Island, Desk & Table — open floor plan
- Fireplace in the Living Room & Painted Mural (see photos)
- Outdoor Stone Patio with Fireplace Pit
- Very nice, well-manicured yard with plenty of shade trees



FBI Pole Building:

- 60 x 60 Heated Shop & Heated Concrete Floors, Large Workbench Area, Overhead HID Lighting
- 48 x 60 Adjacent Shop, Unfinished, Gravel Floor
- 1200 sq ft Finished Office, Full Kitchen, Bathroom within Shop
- Hi-Def TV Antenna
- 2 – Tankless Water Heaters (for floor heat)
- Business Ready or excellent storage opportunities
- Separate Gas & Electric Meters from the house.



Additional Information:

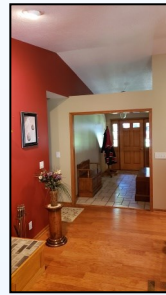
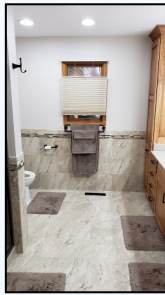
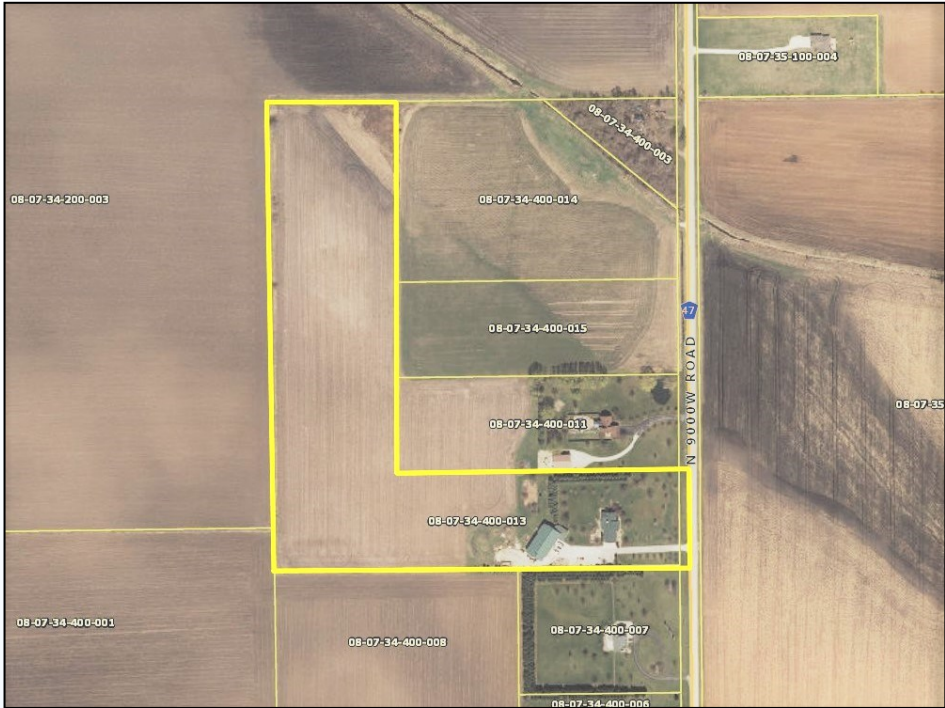
- PIN: 08-07-34-400-013
- 20 Total Acres
- A-1 Zoning (Agricultural)
- Herscher School District
- Salina Township - Kankakee County, Illinois
- 2018 Taxes = \$8,524.04
- Survey available on website
- Land Acres: Homesite = 2.47 Ac, Tillable Farmland = 15.94 Ac, Other Farmland = 1.34 Ac, Public Road = 0.25 Ac, Total 20.00 Ac



Lot Dimensions: 300' x 1322.87' x 1470.1' x 405.3' x 1169.64' x 918'



Open House Dates: Sunday, October 20 & 27, 2019 from 1:00-3:00 PM



Real Estate Auction Terms: Financing is not a contingency of sale in this offering. Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. \$25,000 earnest money deposit on day of sale in the form of cash or check and be capable of **closing on or before January 10, 2020**. Survey and Clear Title will be provided. Buyer will receive a credit at closing for the 2019 taxes due in 2020. The farm lease will be open for the 2020 crop year. The property is being sold as-is, where-is condition with no contingencies, guarantees, warranties expressed, implied, or subject to financing. Seller makes no representations or warranties concerning the property to be sold. Included in this sale and purchase price are all existing items permanently installed in the Property, free from liens, including plumbing; heating; HVAC equipment; lighting fixtures; water treatment systems; garage door openers and transmitters; television antennas; shrubbery, plantings; wall to wall carpeting; shades, blinds, window covering hardware, built-in air conditioners; and built-in appliances.

Seller's Attorney: Neeley P. Regas
Regas, Gubbins & Regas
1 Dearborn Square, Suite 300, Kankakee, IL 60901
815-933-2600



Auction Date:
Saturday, November, 23, 2019
 Personal Property offered at 10:00AM
 Real Estate offered at 12:00PM
 (see website for more information)



Kankakee County is a great area for professionals, history buffs, families, anglers and sports enthusiasts. It's known for the splendor and tranquil beauty of the Kankakee River winding its way through many small and large communities. Local park districts offer programs and events available to people of all ages and interests. The County has over sixty outdoor public parks with a wide range of activities available for families. Perry Farm Park offers 170 acres of recreation including natural prairie trails, woods, canyons and Indian Caves for a wonderful day outdoors. The Kankakee River State Park encompasses both sides of the Kankakee River for 11 miles and consists of approximately 4,000 acres. Anglers, canoeists, hunters, campers, hikers, bicyclers and other outdoor enthusiasts find the park's recreational opportunities unsurpassed. The Greater Kankakee airport is also available for personal aircraft landing space.



Directions: 1 $\frac{3}{4}$ miles south of **Bonfield**.

4.5 miles north of **Herscher**, then east 2.5 miles on IL-17, then $\frac{1}{4}$ mi north on N 9000W Rd.

8 miles west of **Kankakee** on IL-17, then $\frac{1}{4}$ mi north on N 9000W Rd.

20 miles east of **Dwight** on IL-17, then $\frac{1}{4}$ mi north on N 9000W Rd.

65 southwest of **Chicago**. 75 miles north of **Champaign**.

25 mins from **CSL Behring-Kankakee**.

