

4284 IL ROUTE 23 • LELAND, IL 60531 / BAKER, IL aka Hendrix Town & Country

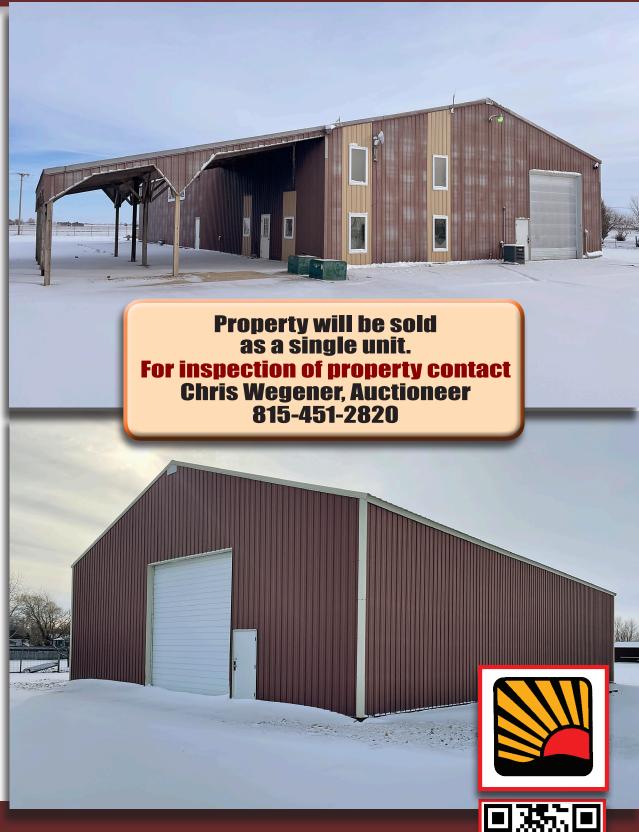
THURSDAY · APRIL 21, 2022 **Starting 10:30 AM** 

Approximately 16 miles north of Interstate 80 from Ottawa IL / Rt 23 exchange

## The property consists of

approximately 5.5 acres improved with two metal buildings one 54'x 80' x 16' used as cold storage metal building w concrete floor, and overhead door 14'8" x 14' with other a slider 14'8" x 24'. The other building is 60' x 120'x 16' includes concrete floor, steel structure, heated & insulated. Heated by 2 natural gas ceiling radiant tubes, 2 overhead doors one 14'8" x 14' the other 14'8" x 24', lots of shelving and cat walk this building is wired for 3 phase but was never hooked up. Additionally, a finished office area that includes two half baths, with meeting & conference rooms, office area has central air-conditioning with electric base board heat. The Outside office entrance has metal covered awning 30'x40' over poured concrete apron, other amenities include well, & septic tank. Two fuel barrels 1500-gallon diesel and one 500 gas both with electric pumps, the radiant year & water heater w conditioner are 5 years old The property is enclosed with chain link fence. Many other betterments & improvements.

Terms: 10% of the successful bid price down day of sale with the balance at closing which shall be on **or before** May 26th, 2022. **Ready for** immediate Possession. Closing shall be in the usual manner with Real Estate Tax prorated at closing. Title will be evidenced by a commitment for title Insurance, subject to usual conditions and exceptions which will be furnished by sellers in the amount of the selling price. Successful buyer will be required to execute a contract for Real Estate Purchase and submit the required down payment upon sellers' acceptance of the finial bid on the day of sale. A current survey will be furnished by seller prior to closing. For matters related to Title, Contract Agreement or other legal matters contact the attorney here in listed. The property is being sold in "as is" condition and with NO **CONTINGENCY**. Potential Buyers will need to have financial arrangements made prior to the sale day.



## Chicago Land Trust Co. Land Trust # 2084 • Owner

**Attorney representing the Sellers** 

Nash Bean Ford & Brown LLP: Benjamin Young 309-944-2188

**AUCTIONEERS** 

**Chris Wegener 815-451-2820 Brian Bradley 815-674-2543** 

For more details Go2WegenerAuctions.com