

PUBLIC AUCTION

of REAL
ESTATE



HENDRIX

TOWN & COUNTRY, INC.

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 final 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.



**Property will be sold
as a single unit.**
**For inspection of property contact
Chris Wegener, Auctioneer
815-451-2820**



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 For more details Go2WegenerAuctions.com
Brian Bradley 815-674-2543