

# PUBLIC AUCTION

## COMMERCIAL REAL ESTATE

11486 Route 115 • Herscher, IL 60941

KANKAKEE COUNTY

Thursday • August 25th 2022  
Starting 10:30 AM

Property will be sold as a single unit. For inspection of property contact Auctioneers herein listed.

OPEN for your INSPECTION DATES:

Tuesday • August 2<sup>nd</sup> 2022 from 3 pm to 6 pm, or  
Tuesday • August 9<sup>th</sup> 2022 from 1 pm to 4 pm



**HENDRIX**  
TOWN & COUNTRY, INC.

The property consists of approximately **10 plus acres improved with roughly 41,000 SF of metal storage buildings**, three metal buildings are 60'x 200' and one is 90'x 60'. 14' overhead doors & two buildings with electric openers. The fourth building is 60'x 90' has sliding doors. All the buildings have concrete floors, half of the one 60' x 200' overhead doors on each end. The buildings have concrete floors, half of the one 60' x 200' building attached to main office is heated & insulated with natural gas ceiling radiant coils. The office space has roughly 4,200 SF 60'x70'. Includes a finished office area that with two half bathrooms, Break room with lockers, Shower area with 2 commodes, meeting & conference room, parts area with counter. Office area has HVAC and gas furnace. Amenities Inc city water with private septic. Electrical is 200-amp service/3 phases. The property is enclosed with chain link fence on three sides. The yard is a combination cement and gravel.

**Terms:** 10% of the successful bid price down day of sale with the balance at closing which shall be on or **before** September 29th 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.



Chicago Land Trust Co.  
Land Trust # 2084

Attorney representing the sellers Nash, Bean, Ford & Brown: Benjamin Young 309-944-2188

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

For more details, terms, & photos  
Go2WegenerAuctions.com

