

ROOSTER AG' ONLINE AUCTION

MOBILE HOME PARK MARSHALL COUNTY, IL

20± acres



AUCTION ENDS 10/5 AT 1:00PM

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

SAM VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



About the Property

The 10 acre Marshall Mobile Home Park tract and 10 acre land tract zoned I-1 is located in section 9 Henry Township in Marshall County, IL.

WILL BE OFFERED IN TWO SEPARATE TRACTS



GROSS ACRES:	20±
LOTS:	72
ZONING:	I-1 (Light Industrial District)
EST. REAL ESTATE TAX:	\$3,312.27

Great location with potential to expand the Mobile Home Park to 144+ lots! The Mobile Home Park is located less than a mile away from the Illinois River.



SCAN THE QR CODE WITH YOUR PHONE CAMERA TO VIEW THE ONLINE LISTING AND REGISTER TO BID

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Auction Details

ONLINE BIDDING: Register to bid at <https://roosterag.nextlot.com/public/sales/100357/lots>

BIDDER REGISTRATION: If you plan on bidding, please register at least 48 hours prior to the auction closing.

Method: The properties will be offered in two tracts in an online auction. Bidding will be on a per acre basis, multiplied by gross survey acres. The Seller reserves the right to accept or reject any or all bids, and to waive any technical defects in bids. All successful bidders will enter into a purchase agreement with the Seller immediately following the auction.

EARNEST MONEY PAYMENT: A 10% down payment of the accepted bid price on the day of the auction with the balance due at closing.

CLOSING: Closing shall be on or before November 14th, 2022. The purchase agreement is between the Seller and Purchaser only and cannot be assigned to a third party without the written consent of the Seller.

POSSESSION: Possession of the property will be given at Closing, Subject to Tenant's Rights.

TITLE EVIDENCE: At closing, Seller shall furnish a commitment and Owner's Title Guaranty Policy for the amount of the purchase price at the Seller's expense.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is- Where is" basis with no warranties, expressed or implied made by Rooster Ag' or Seller. All bids will be on a per acre basis.

DISCLOSURE: All field boundaries are presumed to be accurate.

BIDDING OPENS September 1st, 2022 at 9:00 AM
Marshall Mobile Home Park
Bidding Ends Wednesday October 5th, 2022 at 1:00 PM

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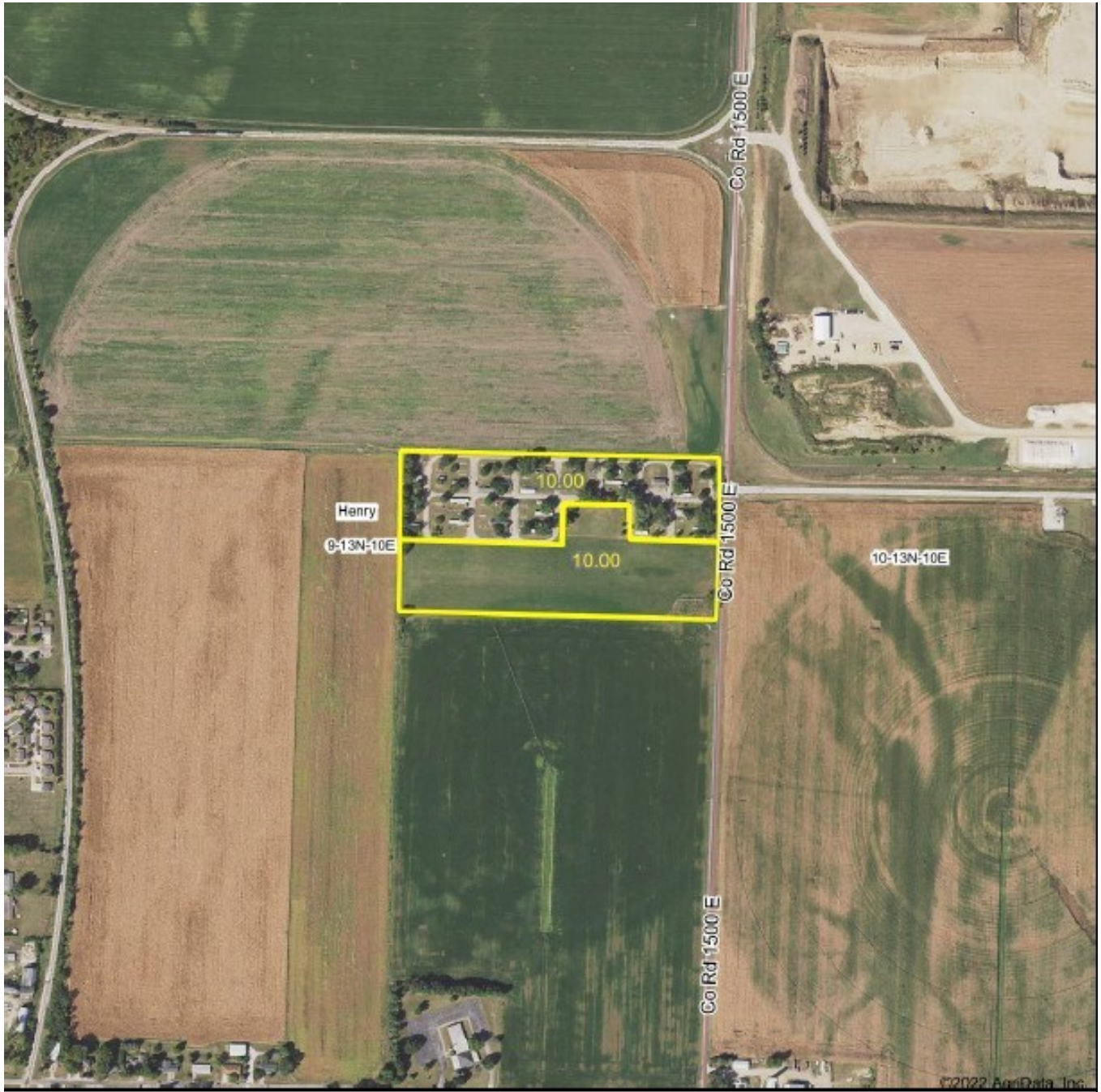
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PUTNAM COUNTY
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