

# 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](mailto: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\***

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



Great location with potential to expand the Mobile Home Park to 144+ lots onto the 10 acres of vacant land subject to zoning district map amendment & mobile home special use permit! The Mobile Home Park is located less than a mile away from the Illinois River.

**The Mobile Home Park is grandfathered non-conforming use which will allow it to continue.**



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

All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgments

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# MHP Details

## LOT DETAILS

<b>LOTS:</b>	72
<b>OCCUPANCY:</b>	23 Consumed lots
<b>MOBILE HOMES INCLUDED IN SALE:</b>	21
<b>MOBILE HOMES OWNED BY TENANT:</b>	5
<b>LEASE TERMS:</b>	Year leases
<b>WATER:</b>	City water (metered)
<b>ROADS IN PARK:</b>	Gravel



## INVESTMENT HIGHLIGHTS

- 72-lot opportunity located near the Illinois River.
- Massive infill potential!
- Stable in-place operations with estimated average site rent of \$410/space
- Value add opportunity-By adding homes to vacant lots, a new operator can substantially increase value.
- Owner has the option of additional short-term rental income by leasing to RV owners/ seasonal tourists.
- Tenants pay for electric and park currently pays for water & garbage.
- Manager on site- park mows & supplies snow removal.

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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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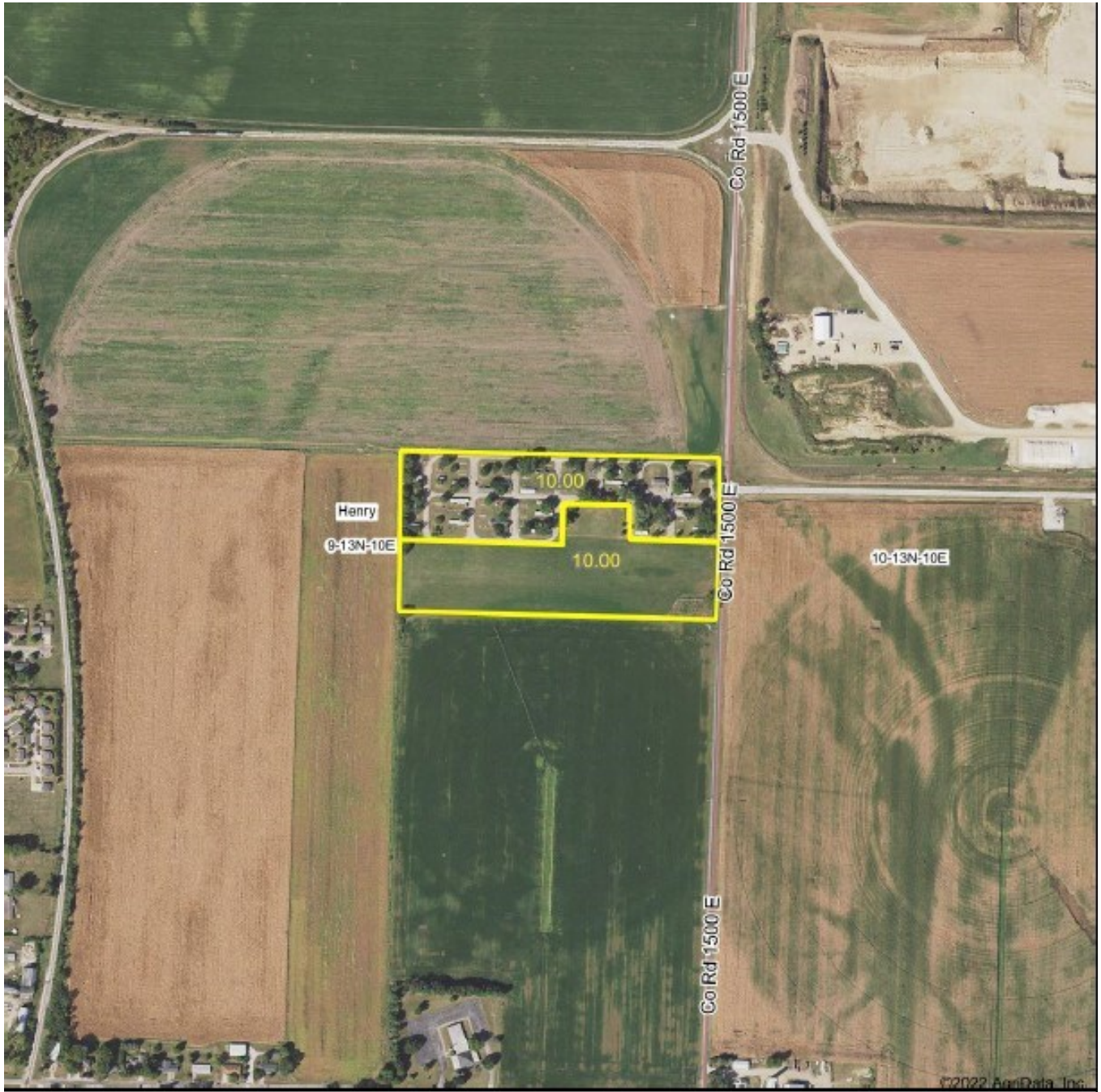
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# HENRY

PUTNAM COUNTY  
SEE PAGE 32

# T.13N.-R.10E.



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