

# PUBLIC LAND AUCTION

## Saturday, November 28th, 2020

### 10AM Start - On Location

In Aurora, IL take Indian Trial East. Go thru Eola Rd Stop Light. Turn onto North Aurora Rd. Go two blocks East to lot on Left side (Next to All Seasons Ice Rink). Location is 1.5 miles south of I-88

**Tax ID Parcel No. 07-17-200-005**

Lots 142 and 144 in Fox Valley East Region II Unit 49 Phase II (Concord Valley) being a subdivision of part of the south 1/2 of section 8 and part of the north 1/2 of section 17, Township 38 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded October 28, 1993 as document R93-246635 in Du Page County, Illinois.

The property is a total of approximately 3.84 acres. There is a pipeline easement on west side of property. The east side of the property is bordered by All Seasons Ice Rink. There is approximately 203' 8" of Frontage on North Aurora Road. The depth of the property is approximately 775' 4" deep. The property has a residential zoning at this time. Tax Parcel Number: 07-17-200-005 - No Street Address (see attached Property Research Sheet Zoning District: PDD Planned Development District - Fox Valley East. Property Size: The property is a total of 3.84 acres and ranges from 203'-229' in width by 775' in depth. There is a gas easement for Nicor that encumbers the westerly 100' of the property (about 1.75 acres), with the remaining unencumbered area being 103'-129' in width by 75' in depth (about 2.09 acres). The property is being offered as is. Owners have the right to accept or reject final offer.

Pictures of contiguous lot to come.



**Owner: James Hannon**

**Note:** Just east of Concord Valley Residential Neighborhood - Just West of All Seasons Ice Rink. This is a High Exposure Rd. 2 blocks east of Eola Rd. Just south of Interstate 88. This property is Zoned Residential. For more information, or to view more photos for this auction please take a look on our website and Facebook Page.

**Content Terms:** Your deposit is committed to closing on this property. You must have your financing in order.

**\$10,000 Down Payment to be made day of sale. Closing will be on or before December 28th, 2020**

The property is being sold as is on day of sale again with no guarantees or warranties on this property. For more information please feel free to call. Please try to attend this Quality Land Sale. Please practice safe social distancing. Masks recommended. Announcements day of sale supersede printed materials. The owners has the right to accept or reject any and all bids. Cash or good check w/ proper ID. Everything sold as is. Everything paid for day of sale. Not responsible for accidents or items after sold.

All Equipment and Material Sells AS IS Condition Day of Sale. No buyer premium!

**SEE BACK SIDE OF FLYER**



**Brian DeBolt Auction Service, Inc. Since 1987**



Brian DeBolt, Plano, IL#440000595, Ph#630-552-4247  
Call me for all your Real Estate & Auction needs!

For more pictures and information visit:

**[www.deboltauctionservice.com](http://www.deboltauctionservice.com)**





## AURORA, IL

