

PUBLIC LAND AUCTION

Farmland & Outdoor Recreation Area

LaSalle County, Illinois

Saturday, August 26th, 2023 9AM Start



Auction will be held in Serena Township Building
ADDRESS FOR SERENA TOWNSHIP BUILDING
2292 U.S. 52 SERENA, IL 60549
Located Next to Serena Fire Station

PROPERTY INFORMATION
Property Address: 2300 N37th Rd, Serena, IL
 247.471 Acres South Side of N. 37th Rd, Serena, IL
 Approximate 103 Acres Tillable

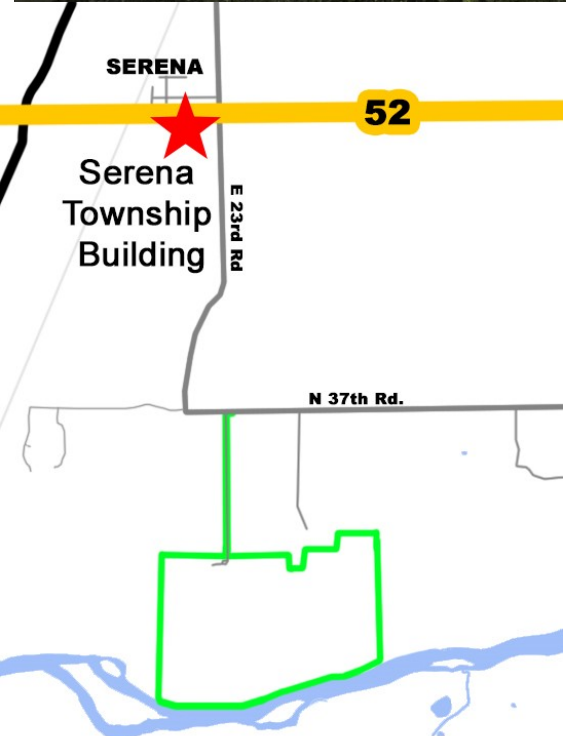
2 Story home with 9'-10' Ceilings, 2 Staircases, 100 Amp, Well & Septic, 3rd Floor Attic, No Trim, Approximate 2643' Gravel drive off of N 37th Rd, back to the farm, Large Pole Barn Farm Machinery Building - Approximately 100'x66' with high ceiling and doors, Large Pole Barn Approximately 96'x52 high ceiling and doors, Tool Shed, Livestock Barn with Hay Loft, Garage, Gravel Pit, Woodlands, 2 Ponds, Semi-Truck Freight Scale, (2) Galvanized Grain Bins, 2 Concrete Silos, 2 Swine and Sheep Barns, Very Private piece of property. South side of property bordered by the scenic Fox River. Approximately 4260 ft of river frontage.

Note: Exact Fox River Frontage will be determined by the survey numbers. Approximately 4260 feet of Fox River Frontage
Owner(s): DJJ Farms LLC

OPEN HOUSE DATES

- **Aug. 5th 4-6pm**
- **Aug. 7th 4-6pm**
- **Aug. 19th 4-6pm**
- **Aug. 20th 4-6pm**

Great for Outdoor Entertainment, Hunting (small game, deer, turkey & coyotes), Fishing, Canoeing, Boating, Kayaking, & More. Southern Edge of the Farm is Bordered by the scenic Fox River! With Rock Cliff Bluff view on south side of river.



Real Estate Terms: \$100,000.00 down cashiers check must be pre-approved to purchase this property. Your deposit is committed to closing on this property. You must have your financing in order. **THE PROPERTY IS BEING SOLD AS IS ON DAY OF SALE WITH NO GUARANTEES OR WARRANTIES ON THIS PROPERTY.** For more information please feel free to call. Please try to attend this Quality Sale. Announcements day of sale supersede printed materials. The owners has the right to accept or reject any and all bids. Everything sold as is. Announcements day of sale supersede printed materials. Closing on or before September 29th, 2023. For more information call Brian DeBolt Auction Service Inc. at (630) 552-4247.

VIEW OUR VIDEO FOR THE PROPERTY HERE



AUCTION HELD BY

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 & information visit our website or Facebook

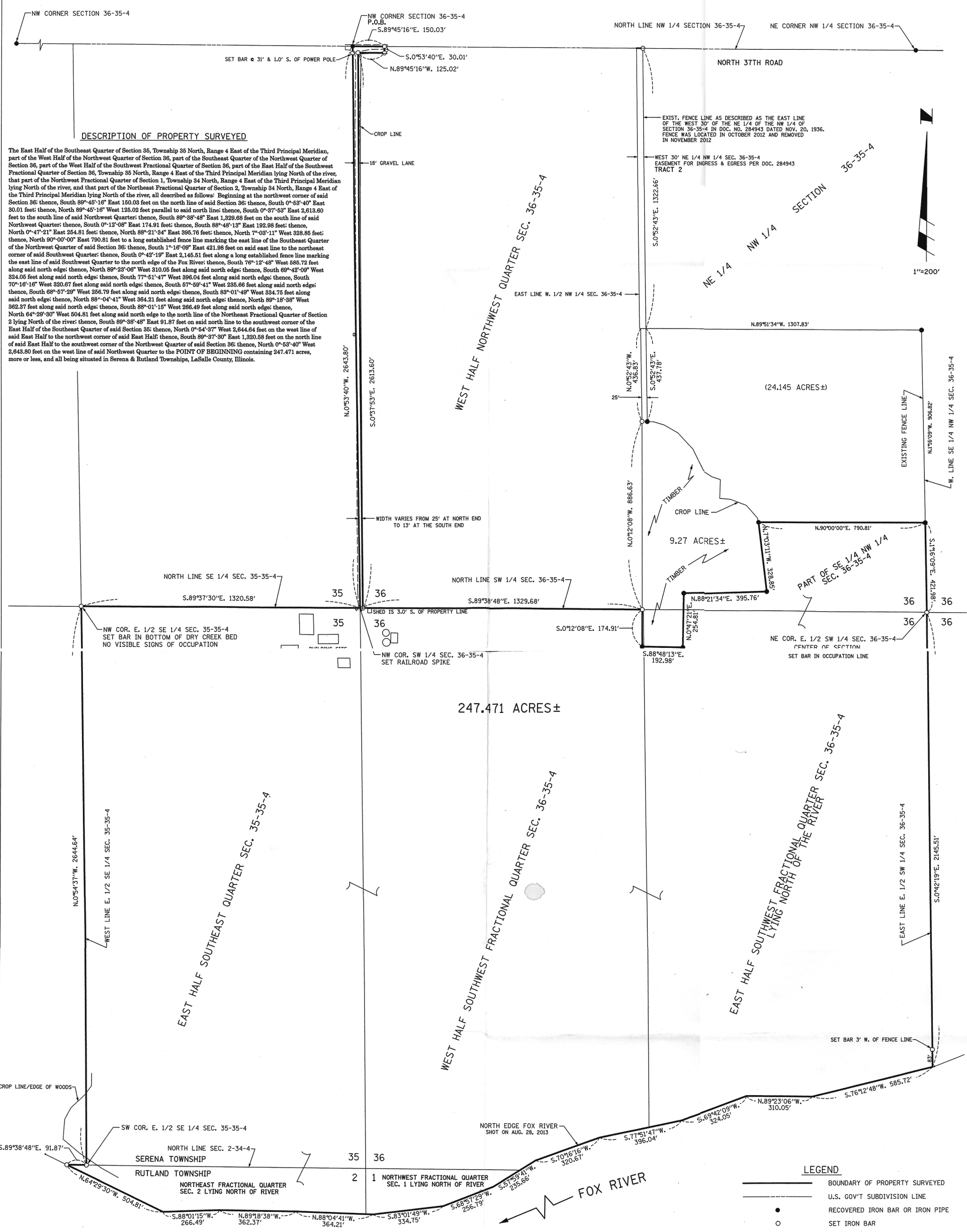
www.deboltauctionservice.com

VISIT OUR WEBSITE



PLAT OF SURVEY

PART OF SECTIONS 35 & 36, T. 35 N., R. 4 E. OF 3RD P.M. SERENA TOWNSHIP, LASALLE COUNTY, IL.
 PART OF SECTIONS 1 & 2, T. 34 N., R. 4 E. OF 3RD P.M. RUTLAND TOWNSHIP, LASALLE COUNTY, IL.

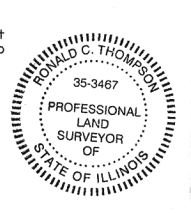


DESCRIPTION OF PROPERTY SURVEYED

The East Half of the Southeast Quarter of Section 35, Township 35 North, Range 4 East of the Third Principal Meridian, part of the West Half of the Northwest Quarter of Section 36, part of the Southeast Quarter of the Northwest Quarter of Section 36, part of the West Half of the Southwest Fractional Quarter of Section 36, part of the East Half of the Southwest Fractional Quarter of Section 36, Township 35 North, Range 4 East of the Third Principal Meridian lying North of the river, that part of the Northwest Fractional Quarter of Section 1, Township 34 North, Range 4 East of the Third Principal Meridian lying North of the river, and that part of the Northeast Fractional Quarter of Section 2, Township 34 North, Range 4 East of the Third Principal Meridian lying North of the river, all described as follows: Beginning at the northwest corner of said Section 36; thence, South 89°45'16" East 150.03 feet on the north line of said Section 36; thence, South 0°53'40" East 30.01 feet; thence, North 89°45'16" West 125.02 feet parallel to said north line; thence, South 0°37'53" East 2,618.80 feet to the south line of said Northwest Quarter; thence, South 89°38'48" East 1,329.68 feet on the south line of said Northwest Quarter; thence, South 0°12'08" East 174.91 feet; thence, South 88°48'13" East 192.98 feet; thence, North 0°47'21" East 254.81 feet; thence, North 88°21'34" East 995.76 feet; thence, North 7°08'11" West 328.85 feet; thence, North 90°00'00" East 790.81 feet to a long established fence line marking the east line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence, South 1°16'09" East 421.98 feet on said east line to the northeast corner of said Southwest Quarter; thence, South 0°42'19" East 2,145.51 feet along a long established fence line marking the east line of said Southwest Quarter to the north edge of the Fox River; thence, South 76°12'48" West 685.72 feet along said north edge; thence, North 89°23'06" West 310.05 feet along said north edge; thence, South 69°42'09" West 324.05 feet along said north edge; thence, South 77°51'47" West 396.04 feet along said north edge; thence, South 70°16'16" West 820.67 feet along said north edge; thence, South 67°59'41" West 235.66 feet along said north edge; thence, South 68°57'29" West 256.79 feet along said north edge; thence, South 88°01'49" West 384.75 feet along said north edge; thence, North 88°04'41" West 964.21 feet along said north edge; thence, North 89°18'38" West 362.87 feet along said north edge; thence, South 88°01'15" West 266.49 feet along said north edge; thence, North 64°29'30" West 504.81 feet along said north edge to the north line of the Northeast Fractional Quarter of Section 2 lying North of the river; thence, South 89°38'48" East 91.87 feet on said north line to the southwest corner of the East Half of the Southeast Quarter of said Section 35; thence, North 0°54'37" West 2,644.64 feet on the west line of said East Half to the northwest corner of said East Half; thence, South 89°37'30" East 1,320.58 feet on the north line of said East Half to the southwest corner of the Northwest Quarter of said Section 36; thence, North 0°53'40" West 2,643.80 feet on the west line of said Northwest Quarter to the POINT OF BEGINNING containing 247.471 acres, more or less, and all being situated in Serena & Rutland Townships, LaSalle County, Illinois.

SURVEYOR'S STATEMENT

I, Ronald C. Thompson, Licensed Professional Land Surveyor No. 3467, do hereby state that to the best of my knowledge and belief, the plat shown hereon, is a true and correct representation of a survey made under my direction for Mr. Mark Setchell and conforms to the current Illinois minimum standards for a boundary survey. Field work was completed on September 6, 2013 with bearings referenced to the Illinois State Plane Coordinate System, East Zone.



LEGEND	
	BOUNDARY OF PROPERTY SURVEYED
	U.S. GOV'T SUBDIVISION LINE
	RECOVERED IRON BAR OR IRON PIPE
	SET IRON BAR

PLAT OF SURVEY - MARK SETCHELL	
SURVEY IN SEC. 1 & 2, T.34N, R.4E. & SEC. 35 & 36, T.35N., R.4E. OF 3RD PM	
RENWICK & ASSOCIATES, INC.	
1304 Gemini Circle, Suite 4 Ottawa, Illinois 61350 TEL: 815-434-3200 FAX: 815-434-3968	
PROFESSIONAL DESIGN FIRM # 184-004957	SHEET NO.
DRAWN BY: RCT CHECKED BY: RCT FILE NO. 13.126.2	1 OF 1
DATE PLOTTED: SEPTEMBER 11, 2013 FILE NAME: 13.126.2SETCHELL.DGN	

DATED: 9-11-13

Ronald C. Thompson
 Licensed Professional Land Surveyor
 License No. 3467
 (License Expires 11-30-14)