

# PUBLIC FARMLAND AUCTION

## Saturday, December 9th, 2023

### 11889 Fox River Dr (Johnson St.), Newark, IL 60541

**Auction held at Kendall County Fairgrounds  
10826 Rt. 71, Yorkville, IL 60560  
9AM Start Time**

**Approximately 392.5082\* Acres. Separated into 8 Parcels.**



<b>Parcel 1:</b> 47.9551 Acres
<b>Parcel 2:</b> 44.9737 Acres
<b>Parcel 3:</b> 47.196 Acres
<b>Parcel 4:</b> 59.1971 Acres <i>21.427 Acres are within the city limits</i>
<b>Parcel 5:</b> 56.4913 Acres <i>19.45 Acres are within the city limits</i>
<b>Parcel 6:</b> 126.265± Acres
<b>Parcel 7:</b> 2.48± Acres
<b>Parcel 8:</b> 7.95 Acres <i>are within the city limits Next to Grain Elevator</i>

- 1852 linear feet of Johnson Street (Fox River Drive) Road Frontage
- All Property Zoned AG-1

**UP TO 8 HOME ALLOCATIONS WILL BE GIVEN FOR THIS AUCTION. LOCATIONS TO BE DETERMINED.**

**IF YOU HAVE ANY LEGAL QUESTIONS CONTACT:**

**DUGGAN LAW OFFICES  
ATTORNEY: JOHN DUGGAN  
(630) 264-7893  
181 S LINCOLNWAY ST,  
NORTH AURORA, IL 60542**

**FOR MORE INFO ON LAND TITLES**

**NEAR NORTH TITLE GROUP  
SCOTT GRYDER  
(312) 621-3372  
1039 STATION DR, OSWEGO, IL 60543**

**SURVEYOR**

**RB & ASSOCIATES CONSULTING, INC.  
RON BAUER  
(630) 552-7452  
4 W. MAIN STREET, PLANO, IL 60545**

**\*Note:** Exact Acreage for each parcel will be determined by the survey. For more soil information go to our website.

Owner(s): NGH Farms LLC

**Real Estate Terms:** The property is sold per gross acre. Estate will provide clear title at closing. Any utility easements will be shown on survey. There is no contingency on closing. There will be a deposit of cash, good check, or cashier's check with Bank Letter of Credit day of sale. Make payable to Brian DeBolt Auction Service, Inc. for deposit. \$50,000.00 deposit per Parcels 1, 2, 3, 4, 5, 6 & 8, \$20,000.00 deposit for Parcel 7. **YOU MUST BE PRE-APPROVED TO PURCHASE THIS PROPERTY. 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. 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: January 24th, 2024. For more information call Brian DeBolt Auction Service Inc. at (630) 552-4247.

**VIEW OUR VIDEO FOR THIS PROPERTY**



**AUCTION HELD BY**

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



Brian DeBolt, Plano, IL#440000595, Ph#630-552-4247  
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[www.deboltauctionservice.com](http://www.deboltauctionservice.com)

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