

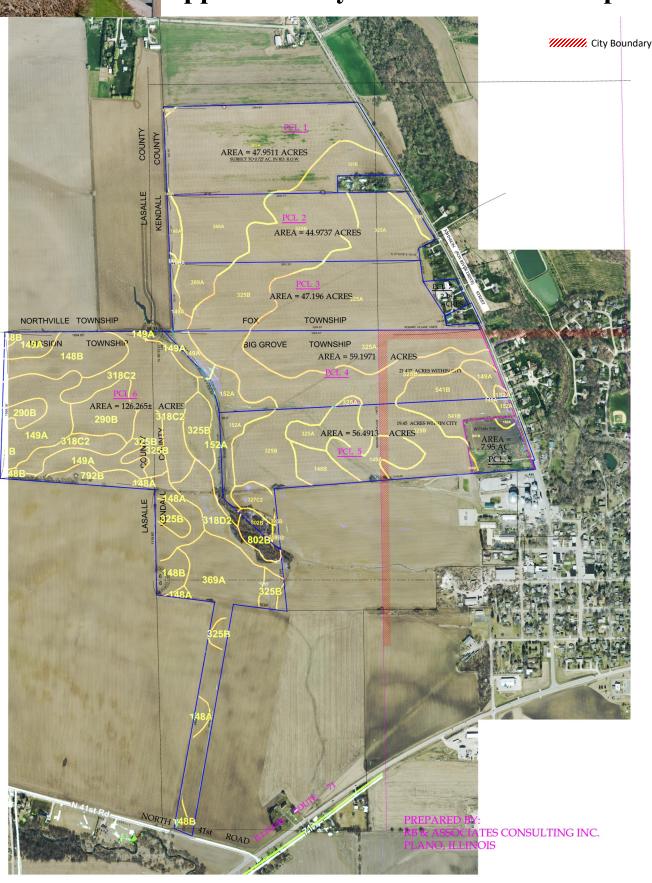
## PUBLIC FARMLAND AUCTION Saturday, December 9th, 2023

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.



\*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.

<u>Parcel 1:</u> 47.9551 Acres

**Parcel 2:** 44.9737 Acres

**Parcel 3:** 47.196 Acres

**Parcel 4:** 59.1971 Acres

21.427 Acres are within the city limits

**Parcel 5:** 56.4913 Acres

19.45 Acres are within the city limits

<u>Parcel 6:</u> 126.265± Acres

**Parcel 7: 2.48**± **Acres** 

Parcel 8: 7.95 Acres are within the city limits

Next to Grain Elevator

- 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

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
Call me for all your Real Estate & Auction needs!
For more pictures & information visit our website or Facebook
www.deboltauctionservice.com

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