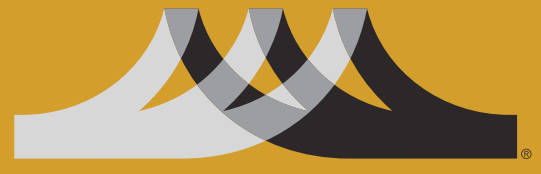


REAL ESTATE AUCTION



WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER



WILLIAMS & WILLIAMS®
worldwide real estate auction



LIVE ON LOCATION AND ON-LINE

auction
NETWORK

59.67 AC± | WILL COUNTY, IL

Beautiful 59.67± acre farm and home coming to auction in Will County, IL! Conveniently located between Custer Park, Wilmington, Manteno, and Kankakee, this farm will provide income and endless possibilities for recreation. With 33± tillable acres and additional hay production, the farm is also set up for cattle and livestock. The 15± wooded acres hold an abundance of deer and wildlife for the hunter or nature lover. The 4BD/2BA farmhouse, historic barn, pole building, and garage will make for the perfect country home, hunting retreat, or farm operation. Don't miss your chance to own this unique and peaceful river view farm just a short drive from Chicagoland!

OPEN HOUSE: NOV. 16, 1-4PM
20207 W. HWY. 102 WILMINGTON, IL

AUCTION: NOON ON NOV. 25
ON LOCATION

WHITETAIL PROPERTIES REAL ESTATE, LLC

TIM LANE, AGENT: 815.953.5332 | ED PRESLEY, AGENT: 217.251.8195

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IN COOPERATION WITH WHITETAIL PROPERTIES AND WILLIAMS & WILLIAMS AUCTIONS, COURTESY OF RANCH AND FARM AUCTIONS

Williams & Williams, Daniel S. Nelson, Managing Broker RE LIC 471.016793; Whitetail Properties Real Estate, Dan L. Perez, Managing Broker LIC 471.002237; Cody Lowderman AUC LIC 441.001255

RANCH AUCTION | NOON ON NOVEMBER 25



- 33± acres tillable providing income
- 15± wooded acres with excellent wildlife sign and multiple locations for tree stands and food plots
- 4-5 acres of fenced pasture
- Approximately 4 acres in hay production that could be converted to tillable
- State Highway frontage
- 2,400± sqft. 2 story farm home reconstructed in 1901 from a church
- 4 bed/2 bath with some updates to drywall, electric and plumbing
- Original hardwood floors on main floor
- Propane, electric, septic, two wells
- 40'x60' pole building
- Detached 20x20 garage
- Relocated and reconstructed 1800's peg and beam barn perfect for gatherings, events, or storage
- Wabash Railroad depot registered as Will County Historic Landmark
- Scenic Kankakee river view from the south end of the farm
- Endless opportunities for recreation and farm income
- Wilmington School District
- Short drive to Wilmington, Manteno, Kankakee, and less than an hour from downtown Chicago

Pulling into the drive, you will immediately see all the opportunities this unique farm has to offer. If you are looking to start a farm or livestock operation, are a serious hunter, or simply want the tranquility of a quiet country home with acreage, this farm has it! The fenced pasture gives you plenty of room for livestock or starting your own hobby farm. Adding a touch of character to property is the 4 bed/2 bath farmhouse reconstructed from an early 1900's church. A 40x60 pole building was previously used for a cattle operation and a detached garage is in place for extra storage. In addition, a one of a kind late 1800's peg and beam barn relocated and reconstructed from Goshen Indiana is perfect for gatherings, events, or equipment storage. Also relocated and adding to the history of farm is the original Ritchie Railroad Depot building from the 1800's registered as a historic landmark in Will County.

Walking to the south you find the true hidden treasure of tranquility this farm has to offer. The timber is covered in deer and wildlife sign and sets up perfectly for hunting with multiple pinch points and tree stand locations. The tillable and hay fields provide great income and endless food plot opportunities. With the picturesque view of the Kankakee river from your tree stand it would be easy to lose yourself in seclusion that makes this farm so special. So peaceful in fact that you may wish to build a second home on the south side of the farm. Don't miss your opportunity to own this rare unique property just a short drive from Wilmington, Manteno, Kankakee, and Chicagoland!



WHITETAILETPROPERTIES.COM | WILLIAMSAUCTION.COM

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com and williamsauction.com

- Bidders may participate in the auction on site or online at AuctionNetwork.com.
- On site bidders should bring a government issued ID.
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- This sale is subject to a buyer's premium - see website for buyer's premium amount/minimum that may apply to each property
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price (may be subject to a minimum) immediately following auction - cash, cashier's checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
- Possession at closing, subject to tenant's rights, if any.