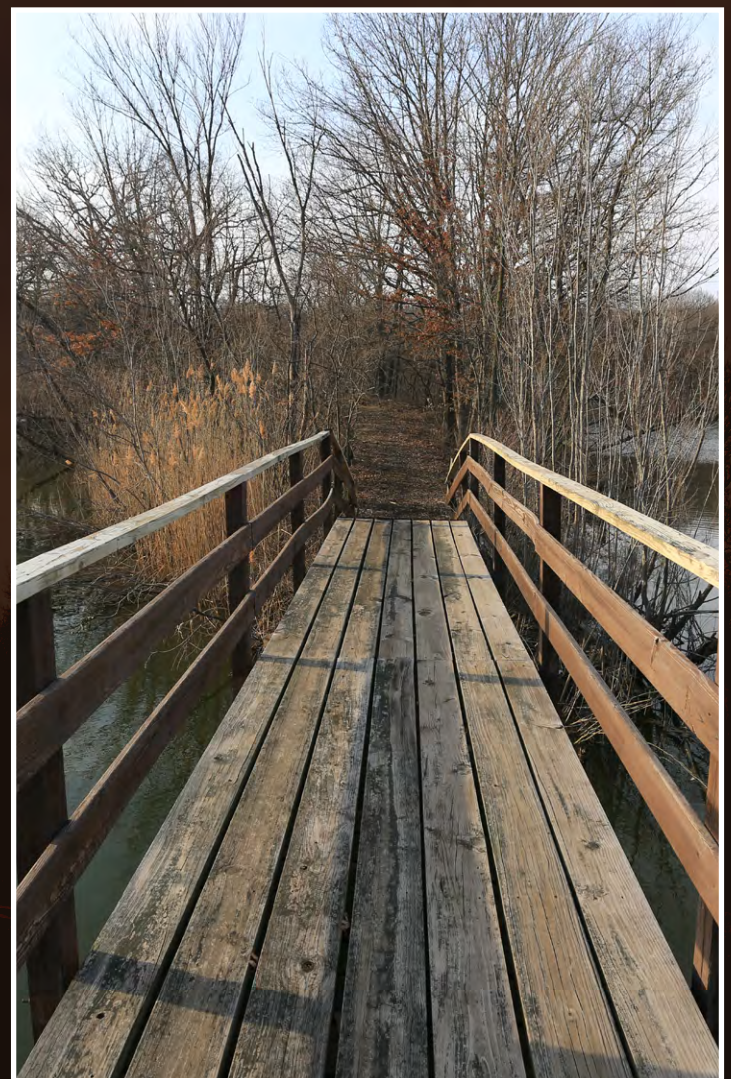


# LAND AUCTION



**123.5 ACRES+/- | 1 TRACT | PEORIA CO, IL**  
**RACCOON LAKES: BY AUTHORITY OF PARK DISTRICT OF PEORIA**



**AUCTION: SATURDAY, JUNE 1, 2019 - 1:00PM**  
**SALE TO BE HELD ON SITE, SOUTH STRANZ ROAD, MAPLETON, IL**

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](http://ranchandfarmauctions.com) and [williamsauction.com](http://williamsauction.com)

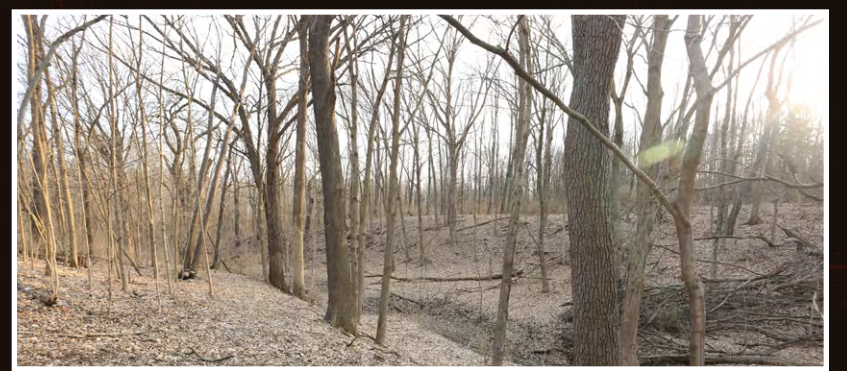
- Bidders may participate in the auction on site or online at [AuctionNetwork.com](http://AuctionNetwork.com).
- On site bidders should bring a government issued ID.
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- This sale may be 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 (\$5,000 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.

# LAND AUCTION



## 123.5 ACRES+/- | 1 TRACT | PEORIA CO, IL RACCOON LAKES: BY AUTHORITY OF PARK DISTRICT OF PEORIA

Raccoon Lakes is a great opportunity to own a secluded and private property located on the outskirts of Peoria. This sale is being auctioned by the authority of the Park District of Peoria without a buyer's premium. Pulling in the drive you will see a small, 9.88-acre tillable field, which provides annual income or would make a great building site or food plot location. Pull on down the long and winding driveway to a very secluded open area with an older clubhouse and shelter house. What really makes this area truly amazing is the 4.5 acre stocked lake. There is also a lakeside location to build your home or cabin, with established utilities available at the road. With nearly  $\frac{3}{4}$  of a mile of shoreline, this lake offers some of the best fishing you will find! There are several trails throughout the property offering hiking, horseback riding, or ATV riding. There is a great camping site on the east side of the lake overlooking the water for those evening sunsets with family and friends. This property also offers excellent deer and turkey hunting with several areas in the bottom field or the backside of the tillable field that would make great food plot locations. This sale of Raccoon Lakes is being auctioned by order of the Park District of Peoria. If you are in the market for a great recreational property or looking for a private setting to build a home close to Peoria, you don't want to miss this auction!



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**MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**