

Large Grain Facility & Shop Complex

Timed Online

📍 *Creston, Illinois*

Open House:
THURSDAY, SEPTEMBER 28 FROM 10-11AM

Auctioneer's Note:

An exceptional opportunity to acquire a substantial grain facility and headquarters shop complex, conveniently located near Interstate 39. This property boasts a prime position, being just 3 miles east of Interstate 39 on Illinois Route 38, providing easy access and excellent visibility.

This unique offering comes in the form of two tracts, providing you with flexibility in your investment options. The first tract features the large grain facility, which promises great potential for various agricultural ventures. Whether you're a farmer looking to expand operations or an investor seeking opportunities in the agricultural sector, this tract holds promising possibilities.

The second tract showcases the versatile headquarters shop complex. This complex is ideally suited for accommodating a variety of businesses, making it a perfect fit for entrepreneurs seeking a commercial space or those involved in farm-related enterprises. With its strategic location and spacious layout, the possibilities for this tract are numerous.



BIDDING OPENS: THURSDAY, OCTOBER 5
CLOSES: THURSDAY, OCTOBER 12 | 10AM CDT 2023

TRACT 1 - 2.4± MILLION BU. GRAIN FACILITY

Located at 5960 South Woodlawn Road, Creston, Illinois

- 2.4± million bushels of upright storage.
- 4 dump pits, 5 grain legs.
- (2) 4,000bph dryers.
- Grain bins include: 507,401 bu., 444,960 bu. (2) 280,095 bu., 227,532 bu., 173,513 bu., 128,260 bu., 118,009 bu., 110,404 bu., (2) 54,743 bu., 10,779 bu. hopper, 10,736 bu. hopper., 3,433 bu. hopper, 3,313 bu. hopper.
- Approx. 65'x85' outside storage with concrete barriers.
- 80'x80' steel frame building with (2) 34'x16' OH doors, restroom, radiant heat, floor drain.
- Rice Lake 10'x70' truck scale.
- Grain elevator office with scale head, 2 offices, break room, restroom.
- 34'x50' garage with (2) 16'x8' OH doors, restroom, heat, AC & walk-up loft.
- Natural gas.
- 4.278± acre corner lot (subject to north line adjustment)
- Parcel ID: 25-14-400-015
- 2021 Real Estate Taxes: \$66,046.92

Included: Concrete barriers, Any item present on the day of final settlement/closing.

Not Included: Any leased items.

TRACT 2 - 32,500 SQ. FT. SHOP COMPLEX

Located at 5931 South Woodlawn Road, Creston, Illinois

- 5 structures with adjoining walls & doors, resulting in 1 complex.
- 1,958 sq. ft. office with 4 private offices, 2 open workspaces, conference room, kitchen & restroom.
- Shop 1: 54'x88' with 20'x14' OH door, 14'x14' OH door, radiant heat, floor drain.
- Shop 2: 92'x83' with 34'x16' OH door, 24'x16' OH door, radiant heat, floor drain.
- Shop 3: 72'x71' with (2) 20'x16' OH doors, break room, loft storage, restroom, radiant heat, floor drain.
- Shop 4: 72'x106' with 30'x14' OH door, radiant heat.
- Shop 5: 72'x74' with (2) 30'x14' OH door, radiant heat, floor drain.
- Natural gas.
- Large concrete parking lot.
- Gravel lot for trailer parking with concrete landings.
- 5.362± acre corner lot.
- Parcel ID: 25-13-300-002
- 2021 Real Estate Taxes: \$8,198.94

Included: Concrete barriers, Any item present on the day of final settlement/closing.

Not Included: Any leased items, Fuel tanks, Tenant's tools & equipment.

SECURED LENDER |

Representing Attorney for Seller - Joseph D. Brydges
Closing Title Company: Chicago Title Company, LLC



For more information:

TIM MEYER, 319.750.1233
Steffes Group Representative

Tim Meyer: Illinois Licensed Auctioneer #441.001748 - Illinois RE Managing Broker #471.006809

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



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Two Tracts!

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Large Grain Facility
and Shop Complex



T1



T1



T1



T1

Join us for an Open House

THURSDAY, SEPTEMBER 28 FROM 10-11AM



T2



T2



T2



T2



T2



T2

Terms: 10% down payment of the purchase price on October 12, 2023. Balance of the purchase price due at closing with a projected date on or before November 13, 2023. Personal check, ACH, wire transfer or cash is acceptable for down payment; balance shall be paid by cash, certified check, or wire transfer. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2022 real estate taxes due and payable in 2023, will be paid by the Seller. The 2023 real estate taxes will be prorated to the closing date. Possession will be given at the time of closing. Immediately following the auction of the real estate, the successful Buyer shall enter into a written contract with the Seller, this shall take place through email & electronic document signatures. Said contracts will be available for review prior to the auction.

Special Provisions:

- This online auction of real estate will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Tracts will be linked together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are linked together.
- The down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- Tract 1 will have a north survey line adjustment completed prior to closing, at Seller's expense. This adjustment will eliminate encroachments of the home & pool of the adjoining north property.
- The Seller shall not be obligated to furnish a survey on either Tracts.
- This auction sale is not contingent upon the Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- Closing will take place at Seller's closing attorney office or a professional closing company agreeable to both Buyer and Seller. Closing Agent Fee will be shared equally between Buyer and Seller.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions, and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that Buyer has carefully and thoroughly inspected the real estate and is familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made on the day of sale take precedence over advertising.

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