



harVestco
Real Estate Marketers & Managers

PUBLIC AUCTION

389 W STATE RT 104 ~ DIVERNON, IL 62530

**WEDNESDAY
AUGUST 10 @ 1:00 PM**

**Great Development Potential!
Rental Income!**

PROPERTY LOCATION/DESCRIPTION

NW Corner of I-55 and Route 104 Interchange
6.4 Acres / Building / Water and Sewer

AUCTION LOCATION

Auction will be held on site

LEGAL DESCRIPTION (partial description)

Part of the Southwest ¼ of the Northeast ¼ of Section 9,
Township 13 North, Range 5 West of the Third Principal
Meridian.

TAX INFORMATION

PIN #: 35-09.0-251-023
RE Taxes: 2010 payable in 2011 = \$3,036.50
Assessment: \$ 38,596

LEASE TERMS

Building is currently leased for \$1,000/MO/GROSS

ZONING

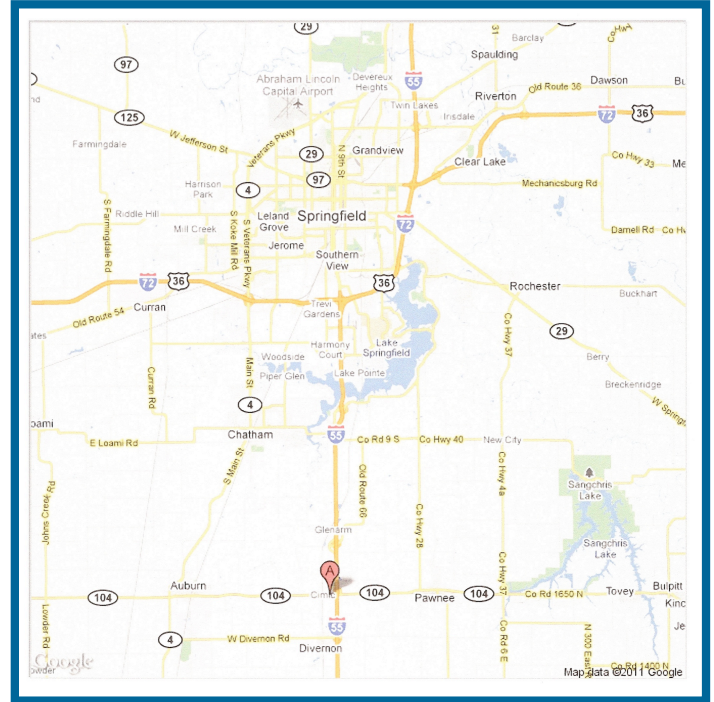
Village of Divernon - Business

SELLER

Claude E. Pinaire, Jr. Trust

SELLER'S ATTORNEY

Francis J. Jahn, Meyer Capel, A Professional Corporation



AUCTION COMPANIES:

harVestco, LLC

IL LICENSE #444.000281

2813 North Rising Road
Champaign, IL 61822
Phone: 217-355-2085
Fax: 217-355-2578
Email: inquire@harVestco.com

Auctioneer: Brian Swartz, CAI
IL License # 440.000321

www.harVestco.com

Crupper Auction Services

P.O. Box 142
Ivesdale, IL 61851
Phone/Fax: 217-564-2266

Auctioneer: Charles Crupper
IL License # 440.000131

TERMS AND CONDITIONS – Successful bidder will be required to sign a real estate contract and pay a 10% non-refundable earnest money deposit immediately following the conclusion of the Auction. Closing will take place within 30 days of Auction. The real estate is sold in “as is” condition with no warranties expressed or implied. Real estate taxes shall be prorated as of date of closing. Financing, if needed, must be arranged prior to Auction. Announcements made immediately prior to the Auction take precedence over any and all other information from any source. Seller reserves the right to reject any and all bids.

DISCLAIMER – The information provided is believed to be accurate. However, it is subject to verification by potential Buyers. The Seller, the Seller’s Attorney, the Auctioneers and the Auction Companies assume no liability for errors or omissions. There are no warranties, expressed or implied, as to the information herein contained and it is recommended that all Buyers perform their own due diligence and make an independent inspection of the property.