

# 126 Acre Winnebago County Farm

9037 W. Oliver Rd. , Winnebago, Illinois 61088

January 11, 2014 11:00 AM

## TO BE AUCTIONED IN TWO PARCELS

- PARCEL 1:** Home, Buildings and 72.5 Acres M.O.L. w/ Pecatonica River Frontage  
P.I.N.s 06-27-300-004 Home and 2.29 Acres  
06-27-300-003 Buildings & 70.29 Acres M.O.L.  
RE Taxes - 2012 - \$3,530.94 Home & \$494.14 Land
- FSA INFO** 48.84 Acres DCP Cropland w/ 45.4 Base Acres  
1.8 Acres in CRP until 2019 with Annual Payment of \$346.00
- HOME** Built in 1929 - 1850 square feet - Five bedrooms - walk-up attic  
MAIN LEVEL: Modern Kitchen w/ stove & dishwasher, Oak cabinets and Breakfast bar  
Open to Dining Area w/ built-ins, counter area, Bay window and closets  
Large Living Room w/ open stairway to upstairs and patio doors to Large South-facing  
Three-Season Porch  
Bedroom/Den w/ Bay window & large double closet  
Full Bath w/ 1st floor laundry area  
Breezeway w/ basement stair  
SECOND STORY: Four Bedrooms w/ closets - Tile bath - Central Hall w/ closets - walk-  
up attic  
FULL BASEMENT: Two entrances - block foundation  
ATTACHED GARAGE: Large Two Car - 9' ceiling - overhead door w/ opener  
MECHANICALS: 100 Amp circuit breaker electric, fuel oil furnace, central air, electric  
water heater, water softener, sump pit, private well & septic systems
- OUTBUILDINGS** 40' x 50' Metal Shop - LP heat - insulated - water  
32' x 240' Cattle Shed - New roof - slat floor pit  
24' x 72' Feeding Room/Shed - concrete floor  
40' x 80' Machine Shed - concrete floor - rebuilt in '04  
50' x 96' Machine Shed
- STORAGE** 12 silos - 125,000 bushel grain storage capacity - also silage capacity
- PARCEL 2:** 53.47 Acres M.O.L. Land with Pecatonica River Frontage  
P.I.N. - 06-27-400-006 2012 RE Taxes \$32.46  
**FSA INFO** - 2.42 DCP Cropland w/ 2.2 Base acres
- OPEN HOUSE:** Property will be open for inspection on **Sat. Dec. 28 @ 12-3PM.**  
Here is an excellent opportunity to own Pecatonica River Front Property.
- AUCTION LOCATION:** Burritt Town Hall, 8284 Il Rt. 70(Trask Bridge Rd.)
- AUCTION TERMS :** Parcels will be bid by the acre. Successful & Accepted Bidder(s) will enter into a Contract for Purchase & Sale depositing 10% of Sale Price day of Auction as Earnest Money with the balance due at closing with clear title and possession within thirty days of Auction. Property is sold in 'AS IS' condition in all respects. Seller reserves the right of confirmation of the Final Bid(s). Bidding is not contingent upon financing. All potential bidders must have financing arranged, if necessary, and are capable of paying cash at closing. Title Policy will be issued to the Buyer in the amount of the Sale Price, subject to standard and usual exceptions.  
The information provided is believed to be accurate and representative. It is subject to verification and no liability for error or omission is assumed. There are no warranties, expressed or implied, as to the information contained herein. It is recommended that all buyers make an independent inspection of the property.  
Announcements made day of sale will take precedence over all printed material.