

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

TRACT-3 ~ 1550 COUNTY ROAD 1450 NORTH, HENRY, IL 61537

VIEWING: SUNDAY, NOVEMBER 17 ~ 2:30-4:30PM

BIDDING CLOSES: 1PM ~ THURSDAY, NOVEMBER 21, 2024

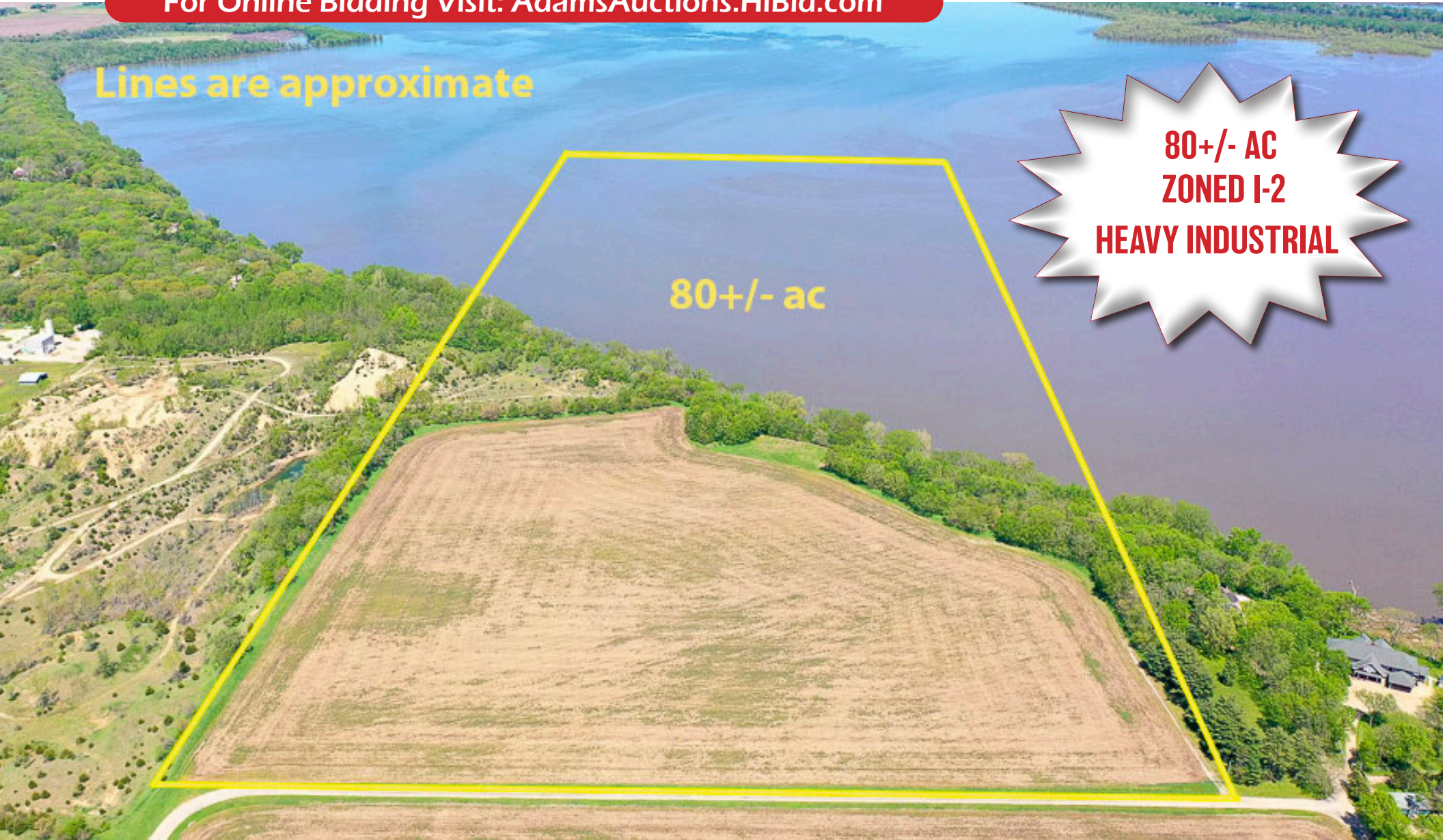
For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

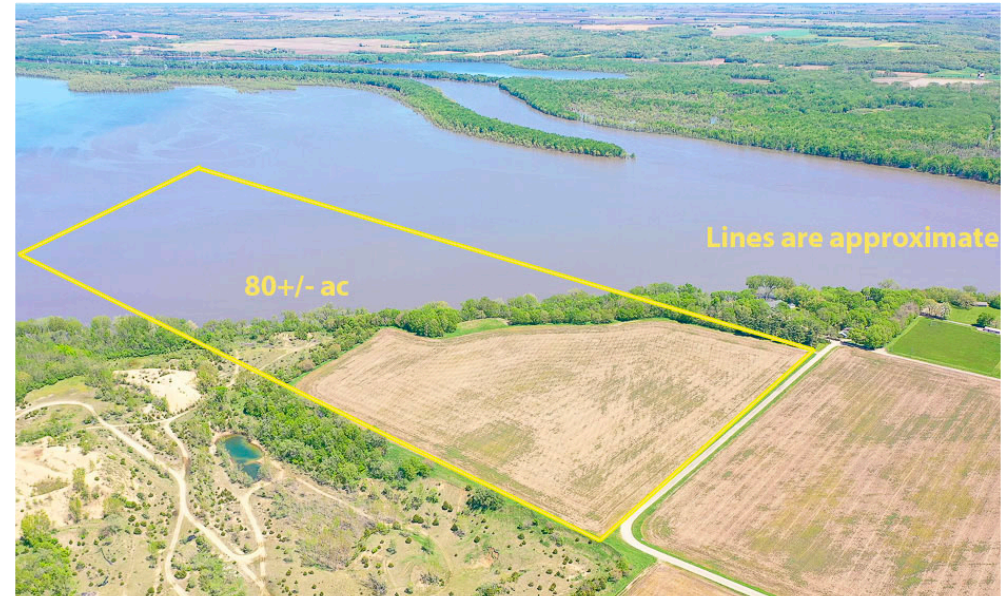
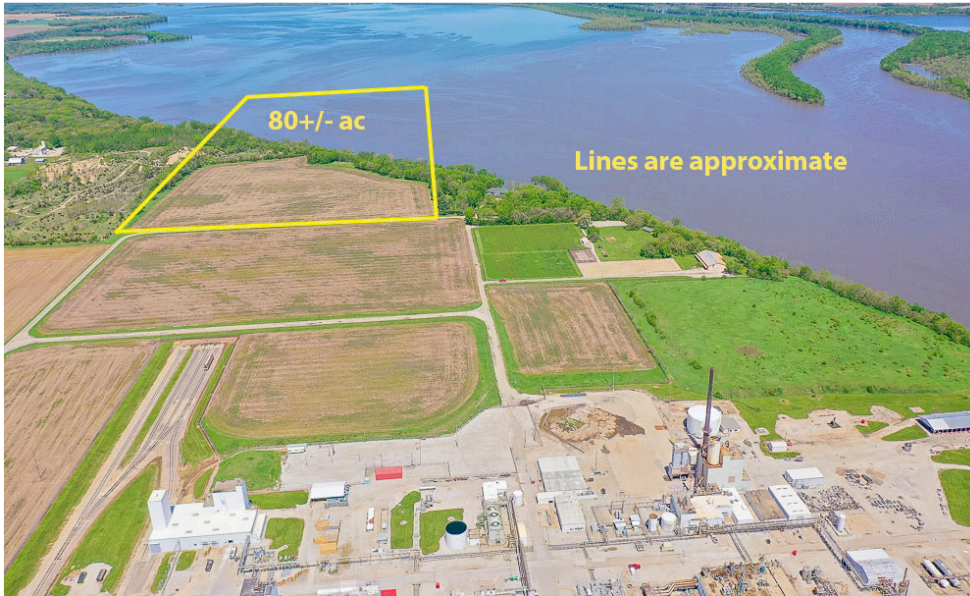
Lines are approximate

80+/- ac

**80+/- AC
ZONED I-2
HEAVY INDUSTRIAL**



GENERAL INFORMATION & AUCTION TERMS



80+/- AC
TOTAL LOT SIZE

I-2 HEAVY INDUSTRIAL
ZONING

\$644
TOTAL '22 TAXES

Great commercial opportunity to develop this 80+/- acre lot in Henry, IL! The property consists of tillable ground that backs to woodlands and the Illinois River. Located in the Marshall County Zoning Jurisdiction. The property is zoned I-2 Heavy Industrial and would allow for light industrial or agricultural use. Any variations on the zoning restrictions would have to be approved by Marshall County. There are no utilities currently installed on the property. Land is currently being leased with the farming rights ending on 12/15/2024. There are two additional parcels with a combined 71.9+/- approximate acres that could also be purchased.

PARCEL NUMBERS

P.I.N	Size	Amount
03-03-100-007	80± Ac.	\$644

Terms: \$25,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.