

800.451,2709 • www.SchraderAuction.com 950 N Liberty Dr Columbia City, IN 46725 Corporate Headquarters:











Get our iOS App

(Sponsor), #444.000158 (Auctioneer) Schrader Real Estate & Auction Company, Inc. #478.025754 Jason Minnaert • cell: 309.489.6024 #475.182783 office: 866.419.7223 #475.156271 Matt Wiseman • cell: 219.689.4373

AUCTION MANAGERS:









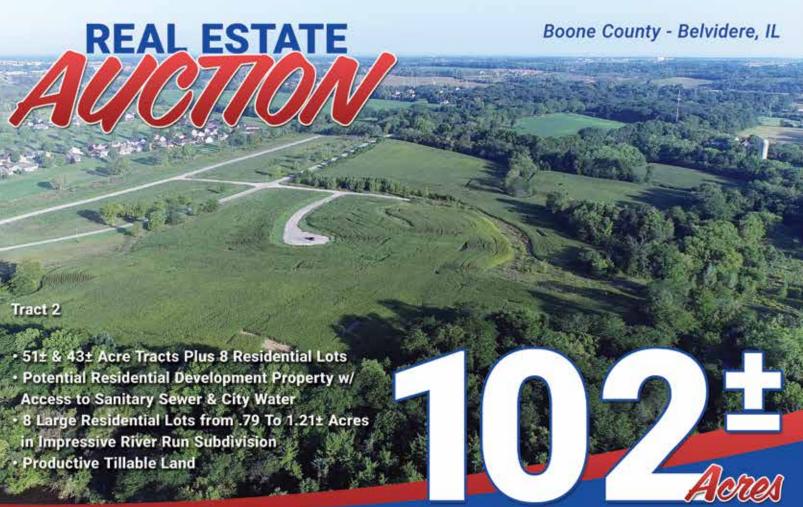


Offered in 10 Tracts or Combinations

Boone County - Belvidere, IL



TOART-IT-TOM A SUCTIONS



Offered in 10 Tracts or Combinations





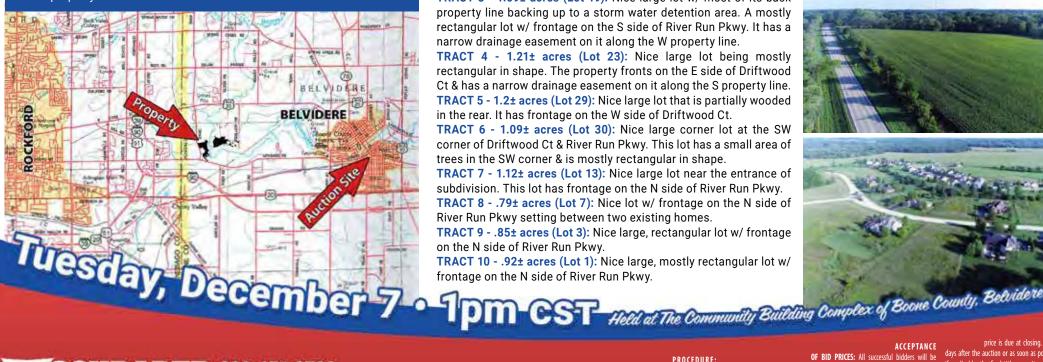


REAL ESTATE

- 51± & 43± Acre Tracts Plus 8 Residential Lots
- Potential Residential Development Property w/ **Access to Sanitary Sewer & City Water**
- 8 Large Residential Lots from .79 To 1.21± Acres in Impressive River Run Subdivision
- Productive Tillable Land

AUCTION SITE: The Community Building Complex of Boone County • 111 W 1st Street, Belvidere, IL 61008 Directions: From the S side of Belvidere at the intersection of Genoa Rd & US 20 (Grant Hwy), go W on US 20 approx. .8 mi. to State St. Go N on State St .9 mi. to 1st St. Go W (left) on 1st St for a ½ block to auction site on the right. From the NW side of Belvidere at the intersection of State St (Bus. US 20 to the W), N Appleton Rd to the S & Bus. US 20 (Jim Gang Memorial Hwy Bypass) to the N, go SE on State St towards downtown Belvidere for approx. 1.6 mi. to 1st St (short distance S of Logan Ave). Go W on 1st St for a ½ block to the auction site on the right.

PERTY LOCATION: Tracts 1 & 3-10: From the NW side of Belvidere at the intersection of State St (Bus. US 20 to the W), N Appleton Rd to the S & Bus. US 20 (Jim Gang Memorial Hwy Bypass) to the N, go W on State St. (Bus. US 20) for 2 ½ mi. to Distillery Rd. Then go S on Distillery Rd approx. 1 mi. to River Run Pkwy. Go W on River Run Pkwy approx. .4 mi. to Tract 1 at the end of River Run Pkwy. You will pass Tracts 3-10 on River Run Pkwy & Driftwood Ct traveling to Tract 1. Tract 2: From Distillery Rd & Bus. US 20, go W on Bus. US 20 approx. 1.2 mi, to Shaw Rd. Go S on Shaw Rd for approx. 1 mile to Tract 2 on the left. Turn left onto Shaw Mills Ln to view the interior of the property.





TRACT 1 - 51± acres: A mix of non-tilled & tillable land w/ some woods, accessed by River Run Pkwy which stubs to the E side of the property. Property is mostly zoned SR3/Single Family Residential/3 District & there is a small amount that is zoned SR4/Single Family Residential/4 District on the W side. Sanitary Sewer & city water is available w/ lines running through the property. Auction Company has been advised by the Belvidere Community Development Planning Department that this property was part of a larger parcel that had a preliminary plat approved on February 2, 2004. Tract 1 is w/in the Belvidere Community Unit School District 100.

TRACT 2 - 43± acres: This tract also has a mix of non-tilled & tillable land. It fronts on Shaw Rd, Shaw Mills Ln & Shaw Mills Ln also stubs to part of the interior of the property. It is zoned SR4/Single Family Residential/4 District. Sanitary sewer & city water is available. Tract 2 is w/in the Belvidere Community Unit School District 100.

Tracts 3-10 (Zoned SR3/Single Family Residential 3/District) Single family residential building lots on the W side of Belvidere in River Run Subdivision - Plat 1. This is an impressive country subdivision w/ light traffic, having no thru streets, vet close to the conveniences offered in Belvidere & Rockford. Also consider the natural amenities of having the Distillery Rd Conservation Area of the Boone County Conservation District & Kishwaukee River nearby. The lots are within the Belvidere Community Unit School District 100. City water is available & sewage is handled by septic.

TRACT 3 - 1.09± acres (Lot 19): Nice large lot w/ most of its back property line backing up to a storm water detention area. A mostly rectangular lot w/ frontage on the S side of River Run Pkwy. It has a narrow drainage easement on it along the W property line.

TRACT 4 - 1.21± acres (Lot 23): Nice large lot being mostly rectangular in shape. The property fronts on the E side of Driftwood Ct & has a narrow drainage easement on it along the S property line. TRACT 5 - 1.2± acres (Lot 29): Nice large lot that is partially wooded in the rear. It has frontage on the W side of Driftwood Ct.

TRACT 6 - 1.09± acres (Lot 30): Nice large corner lot at the SW corner of Driftwood Ct & River Run Pkwy. This lot has a small area of trees in the SW corner & is mostly rectangular in shape.

TRACT 7 - 1.12± acres (Lot 13): Nice large lot near the entrance of subdivision. This lot has frontage on the N side of River Run Pkwy. TRACT 8 - .79± acres (Lot 7): Nice lot w/ frontage on the N side of River Run Pkwy setting between two existing homes.

TRACT 9 - .85± acres (Lot 3): Nice large, rectangular lot w/ frontage



Offered in 10 Tracts or Combinations

1.09±

1.2± ac

OWNERS: Hardeman Co. (Tracts 1 & 2) & Verona Properties, LLC (Tracts 3-10) AUCTION MANAGERS: Matt Wiseman • cell: 219.689.4373 office: 866.419.7223 & Jason Minnaert • cell: 309.489.6024







NSPECTION DATES: Mon, Nov. 8 • 2-4pm & Mon. Nov. 22 • 2-4pm. Meet a Schrader Representative at Tract 1 at the end of River Run Pkwy

DISCIAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure a THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR AN

auction personnel. Further, Seller disclaims any & all responsibility for bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale

800.451.2709 www.SchraderAuction.com

ONLINE BIDDING You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

shall he paid for by Seller at closing

REAL ESTATE TAXES: Seller shall pay the real estate taxes for the ca

ACREAGE: All tract acreages, dimensions & proposed boundaries are approx. & have