

# Albert Barker Estate Real Estate AUCTION

Stephenson County, IL

# 2.38± acres

Offered in 3 Tracts



*Bid in Any  
Combination of  
One or All Tracts!*

- Exceptional Location! • Ranch Home with Attached Garage
- Large Building with Shop and Storage Bays
- Commercial Building • Vacant Lot Zoned Industrial • Large Gravel Lot

## Thursday, April 25<sup>th</sup> at 6:00pm

800-451-2709  
SchraderAuction.com  
3% Buyer's Premium

**PROPERTY ADDRESS:** 7991 N. Davis Rd, Davis, IL 61019 & 121 IL Rt 75 Davis, IL 61019

**DIRECTIONS TO PROPERTY:** *From Rockford:* Head West on IL Rt 70 for 18 miles. Turn left onto IL Rt 75. In 4.4 miles, the driveway will be on your left. *From Freeport:* Head East on IL Rt 75 for 15 miles. The driveway will be on your right.

**AUCTION LOCATION & ADDRESS:** Davis Community Hall, 412 Stanton St. Davis IL 61019.

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 2.38-acre unit (per county tax records). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 45 days after the auction.

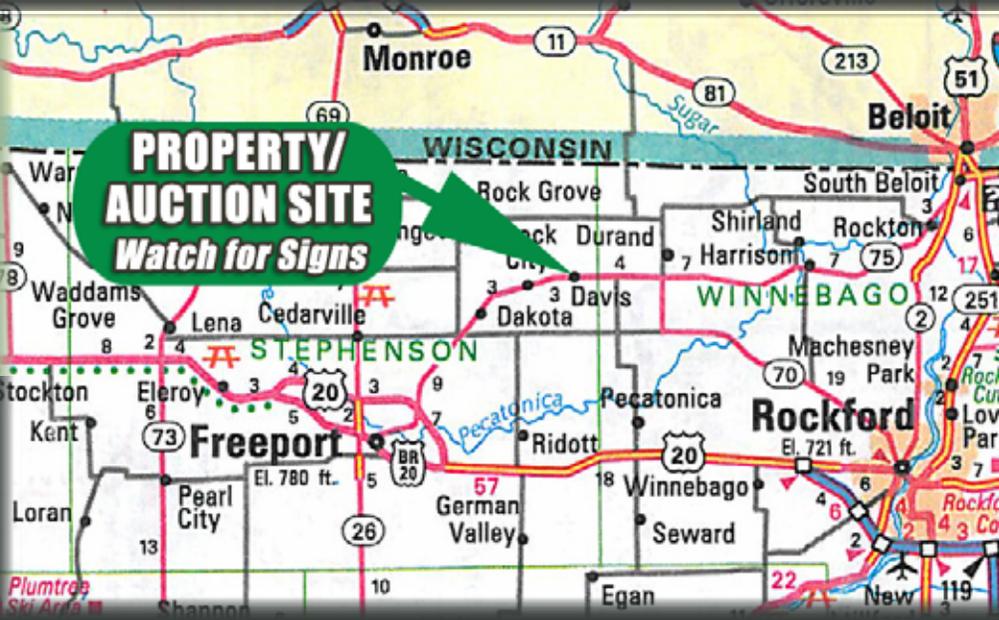
**POSSESSION:** Possession is at time of closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due on day of closing and thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for



a new survey shall be determined solely by the Seller. Seller shall pay for the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its

accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**SELLER: ALBERT BARKER & EDNA LUCILLE LIVING TRUST**

**800-451-2709  
SchraderAuction.com**

Jason Minnaert #475.182783 Schrader Real Estate & Auction Company, Inc. #478.025754 (Sponsor), #444.000158 (Auctioneer) • 950 N Liberty Drive Columbia City, IN 46725

*Stephenson County, IL*  
**Thursday, April 25<sup>th</sup>**  
**at 6:00pm**

*Albert Barker Estate*  
**Real Estate**  
**AUCTION**  
**2.38<sup>±</sup>**  
*acres*



TRACT 3



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**TRACT DESCRIPTIONS:**

**TRACT 1: .37<sup>±</sup> ACRE.** This commercial building sits on 0.37<sup>±</sup> acres and has direct road front access to IL Rt 75. The interior is currently designed with a layout of being one-half finished and the other half unfinished. The finished side of the building consists of an open showcase/reception area when you first enter with 2 offices, bathroom, storage room and utility room. A third office can easily be added back on. The other half of the building is currently unfinished and used as a production area. A loading dock provides easy access for in and out deliveries. Whether looking for commercial space or an investment opportunity, the location says it all.

**TRACT 2: .44<sup>±</sup> ACRE.** With corner lots being few and far between, take a good look at this vacant lot approximating 0.44<sup>±</sup> acres. Being zoned Industrial, there are very few limitations as to what can be done with this lot. Where better to think about a business than on a main highway with great access.

**TRACT 3: 1.57<sup>±</sup> ACRES.** Get ready for what sits on this exciting 1.57<sup>±</sup> acres. Consisting of a ranch home, oversized shop and a large gravel lot, this parcel suits just about every need from family to fun to work. Starting with the house, inside you will find 3 bedrooms, 2.5 baths and a sunroom addition for added space, this roughly 1750 sq foot house has plenty of warmth and charm throughout. Enjoy the view from the large picture window while sitting in front of the fireplace. And take comfort knowing that the 20-Watt generator is there in the event of any power outage. The oversized outbuilding is divided up into 3 different bays. The shop bay is equipped with electric, heat and water. Next to the shop is an office with connected half bathroom. The other two bays provide ample size for personal use or rented as indoor storage. Rented storage opportunities can be continued in the gravel lot outside for additional income. All 2.38<sup>±</sup> acres of this property has city water, sewer, and gas.

**GENERAL PROPERTY DESCRIPTION:**  
 With a location that is second-to-none including multiple buildings, this unique property offers about everything you can dream of in 2.38<sup>±</sup> acres. This property contains a ranch style home, large storage building with a heated shop and office as well as a commercial building facing the highway. With access points from Route 75 as well as N. Davis Rd, there are too many opportunities to list of what this property offers.



*\*Acreages are approximate and not based on actual survey\**



TRACTS 1 & 2



TRACT 1



TRACT 3



TRACT 1

**INSPECTION DATES:**  
 Tuesday, March 26<sup>th</sup> • 3-6pm  
 Saturday, April 6<sup>th</sup> • 10am-1pm

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