

# Real Estate Auction

**3,100 s.f. Commercial Building**

**8014 N. Kickapoo -  
Edwards Rd.  
Kickapoo, Illinois**

**Tuesday, August 14  
at 5:30 p.m. at the property**



The property is 95' frontage x 150' deep with a 3,100 s.f. single story masonry building. Former uses were a convenience store, a restaurant, and sporting goods. There is a large crushed stone parking lot with parking for approxi-

mately 20 cars. A new well was installed in 1999. New septic field installed in 2006.

Tax ID: 13-06-376-005 2006 Real Estate Taxes are \$1,629.20 Zoned: C-1 Commercial

**Directions to property:** From Peoria, Illinois, go West on I-74 to the Kickapoo Edwards exit #82, then .9 mile North to property. From the Shoppes at Grand Prairie on Highway 150, go 4 miles West to Kickapoo, then .3 mile South to property.

**Terms of Sale on Real Estate:** An earnest money deposit in the amount of 10% of the selling price in cash or guaranteed funds will be required on day of sale, and the balance will be due in cash or guaranteed funds at closing on or before September 11, 2007. **The successful bidder will pay a 5% Buyer Fee in addition to the bid price on the real estate, and the Buyer Fee will be added to the bid price to arrive at the total selling price in the contract of sale.** Title will be conveyed by warranty deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2007 and subsequent. Sellers will furnish a guaranty title policy in the amount of the purchase price. Taxes will be prorated to date of closing. Possession will be at closing. The successful bidder will enter into a contract of sale at the auction sale. The contract will not be contingent upon financing. A copy of the sales contract will be posted on the premises for review before the auction sale. The sale is subject to the immediate confirmation of the Seller. The property is being sold in an "as is" condition. Any announcements made day of sale will take precedence over prior advertising and printed matter.

**To Inspect the Property:** contact Joe Cotten, Auctioneer at 309.686.0558 anytime.

See [www.cottenauctions.com](http://www.cottenauctions.com) for photos, virtual tours, and any updates regarding the property.

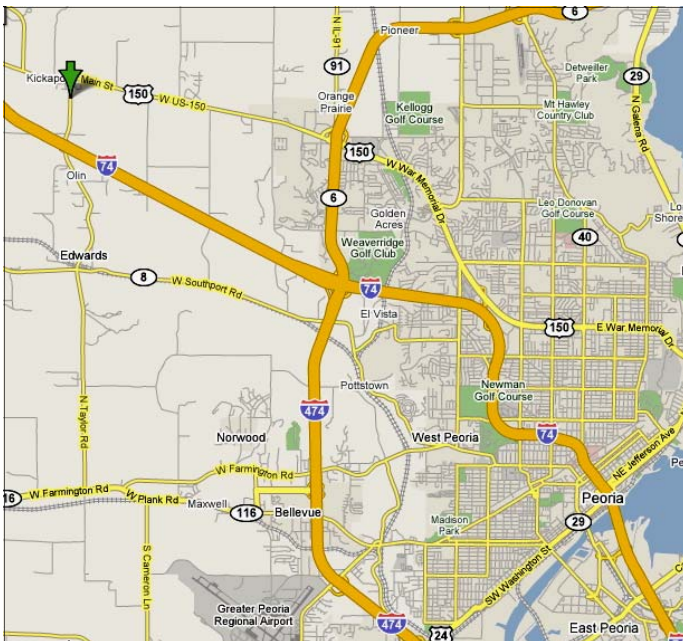
*sale conducted by*

**COTTEN Auctions**

Peoria, Illinois

**Phone (309) 686-0558**

LIC# 44400015



Location Map



Satellite photo showing boundaries