

Real Estate Auction

Danner's Salads, Inc.
725 W. Giles Lane
Peoria, Illinois

Tuesday, November 25
at 9:00 a.m. at the property



The Danner's Salads, Inc. real estate consists of two parcels. The southernmost parcel is zoned C-1 and is located at the corner of Giles Lane and Wilshire Drive. The northernmost parcel is zoned R-3 residential and presently has a small area zoned non-conforming C-1 where a walk-in cooler is currently in place.

The building used for the manufacture of foods is approximately 78' x 53' footprint and houses production area and (6) walk-in coolers and freezers. We will offer the real estate at 9am and then sell the equipment immediately following. We will sell the refrigeration and other trade fixtures presently attached to the real estate as outlined in the auction day catalog of the equipment belonging to Danner's Salads, Inc. If you are the purchaser of the real estate, then you may be interested in purchasing trade fixtures that may contribute to your future use of the property, so be sure to review the auction catalog.

Tax ID's: 14-08-479-011 and 14-08-479-012 2007 Real Estate Taxes: \$4,815.24 and \$784.04 respectively

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 within 30 days. **The successful bidder will pay a 10% 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 2008 and subsequent. Sellers will furnish a guaranty title policy in the amount of the purchase price. Possession will be at closing. The success-



ful 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 confirmation of the Seller. The property is being sold in an "as is" condition with all faults known and unknown. Any property inspections desired by Buyer should be performed by Buyer and meet the Buyer's satisfaction prior to auction. Any announcements made day of sale will take precedence over prior advertising and printed matter.

To Inspect the Property: The property will be open for preview on Sunday, November 16, from 3 to 4 pm, and from 8:00am on auction day, or by appointment. If you have questions, please call Joe Cotten at 309.686.0558 anytime. Broker participation welcome. See www.cottenauctions.com for photos, and details.

auction conducted by

COTTEN Auctions

Peoria, Illinois Phone (309) 686-0558

LIC# 444.000115