

Real Estate Auction

selling a landmark motel and bar

The Ranch House

Located on

Routes 26 & 29

in

Bureau, Illinois

**Friday, January 26th
at 11:00 a.m. at the property**



Out of State owner says SELL! The Ranch House bar and restaurant and motel has been a landmark facility in Bureau Junction, Illinois, since 1948. The Ranch House sits on **34 acres** and overlooks a large lake. The motel has 17 units. The bar is open daily from noon to midnight. The Ranch House was a very well-known destination restaurant drawing guests from fifty miles or more... then there was the fire. The original Ranch House Restaurant burned in 2003. The foundation is still visible. After the fire, the Motel was added on to with new mechanicals to provide for a bar on the lower level and a new restaurant on the upper level, but the restaurant kitchen has never been finished. The upper level addition has a completed dining room with hearth fireplace and overlooks the lake, and it is roughed in for the kitchen. The lower level of the addition accommodates the new draught cooler for the bar and new mechanicals and electric services for the restaurant.

Just 300 feet to the South, the State of Illinois has recently completed the Hennepin Canal Bikepath with a major parking area and facilities for bicycling enthusiasts to enjoy their recreational endeavor. The Hennepin Canal is visible in the lower left of the satellite photo. The bike path and a new Ranch House restaurant could make the Ranch House a destination lodge and restaurant again.



2006 Real Estate Taxes: \$3,698.56

Tax ID's: 23-18-200-01 and 23-17-101-006

Terms of Sale of Real Estate: A \$20,000 earnest money deposit in the form of 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 March 1, 2007. 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 2006 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 14 days after closing. The successful bidder will enter into a contract of sale at the auction sale. A copy of the sales contract will be posted for review before the auction along with detailed terms of sale. The contract will not be contingent upon financing. The sale is subject to Seller's confirmation. 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.

Preview Schedule: The property will be open for inspection at 9am on auction day; other times by appointment. The Auction will be held on the property.

See 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# 04400015

