

Real Estate Auction

**Bradford Industries, Inc.
200 Naeoma Street
Bradford, Illinois**

**Tuesday, February 3rd
at 9:30am at the property**



The Bradford Industries, Inc. real estate consists of approximately 52,920+- square feet of industrial manufacturing buildings situated on approximately 10.7+- acres in Bradford, Illinois.

The property is zoned I-2 Industrial, except for a small residential tract (003) in the Southwesternmost portion of the property that is zoned R-3.

The property has 480v-3ph 800amp electric service and has wiring for manufacturing machinery throughout. There is a truck dock at the rear of the building.

The property lays in three tracts with three separate tax I.D.'s and three separate 2007 tax bills:

02-23-402-003 (\$122.80);
02-23-402-108 (\$6,062.32);
02-23-400-004 (\$419.50)

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 March 3, 2009. **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 deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes subject to assessment for 2008 and subsequent to be assumed by buyer. Seller will furnish guaranty title insurance in the amount of the purchase price. Possession will be at closing. The successful bidder will enter into a contract of sale at the auction. 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 and lienholders. The property is being sold in an "as is" condition and "with all faults known and unknown". Any announcements made day of sale will take precedence over prior advertising and printed matter.

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# 444.000115

