

PUBLIC AUCTION

5.28+/- assessed acres

4524 Bishop Road, Prophetstown, Illinois 61277

The following described real estate will be offered by PUBLIC AUCTION on:

Thursday, August 21st, 6:00 p.m.

Sale Day Location: At the farmstead, 4524 Bishop Road, Prophetstown, Illinois

Parcel location: 1 mile south of Prophetstown Bishop Road (Rt. 78), on east side of highway.

Legal description: Part of northwest one quarter of section 9 of Prophetstown Township, T.19N-R.5E.

Improvements include: A farmstead of 5.28+/- acres including a 2 story frame home, drilled well, septic system, natural gas, out buildings and small timber area. The home has a 19 ½'x 12 ½' eat in kitchen with dishwasher, electric range and refrigerator, a 17'x 13' dining room, a 14'x15' living room, a 15'x12' bedroom and a 8'x8' bathroom with walk in shower all on the 1st floor. The 2nd floor has 4 bedrooms. The home has a gas forced air furnace, electric water heater, central air, steel siding and an asphalt shingle roof. A 2 car concrete block garage with asphalt shingle roof. A 24'x58' heated shop with electric and LP heat. A 62'x48' machine shed with concrete floor and 2 sliding doors. A 48'x40' livestock barn with lean-to, corn crib, grain bin and other misc. out buildings.

Taxes: Tax I.D. #21-09-100-002 2024 taxes paid in 2025 are \$682.42

Open House date: Thursday, July 17th, 4:00-6:00 p.m.

Plat locations, Aerial photos and tax information available @ redigerauctionservice.com

Terms and Conditions: The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due and payable on or before 30 days following the auction. The seller shall provide a title insurance policy in the amount of the purchase price of the property. The 2024 taxes paid in 2025 shall be paid by the seller. The 2025 real taxes to be paid in 2026 shall be prorated to the date of possession at closing. The property is being sold in "AS IS CONDITION", with no implied warranties of any kind. It is pertinent that all bidders provide a bank letter of qualification at registration the day of sale. The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions. All announcements made the day of the sale take precedence over any previously printed material.

Seller: James P. King

Attorney: Walter Kilgus

209 E. Main St., Morrison, Illinois 61270

815-772-2121

Number System will be used-I.D. Required

Not responsible for Accidents

REDIGER AUCTION SERVICE - WYANET, IL 815-699-7999

JON MOON

JEREMY REDIGER

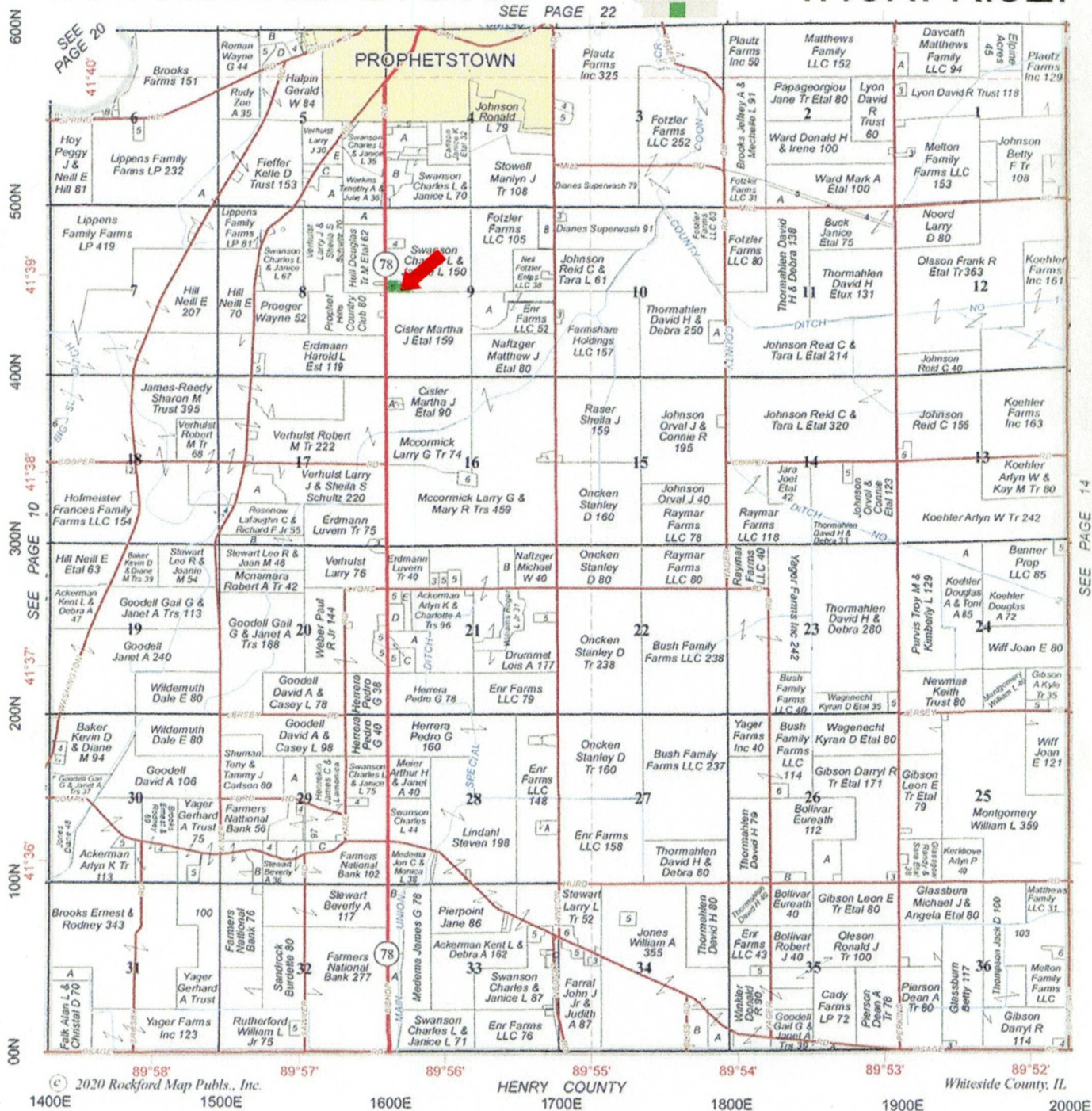
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SOUTH PART PROPHETSTOWN

T.19N.-R.5E.

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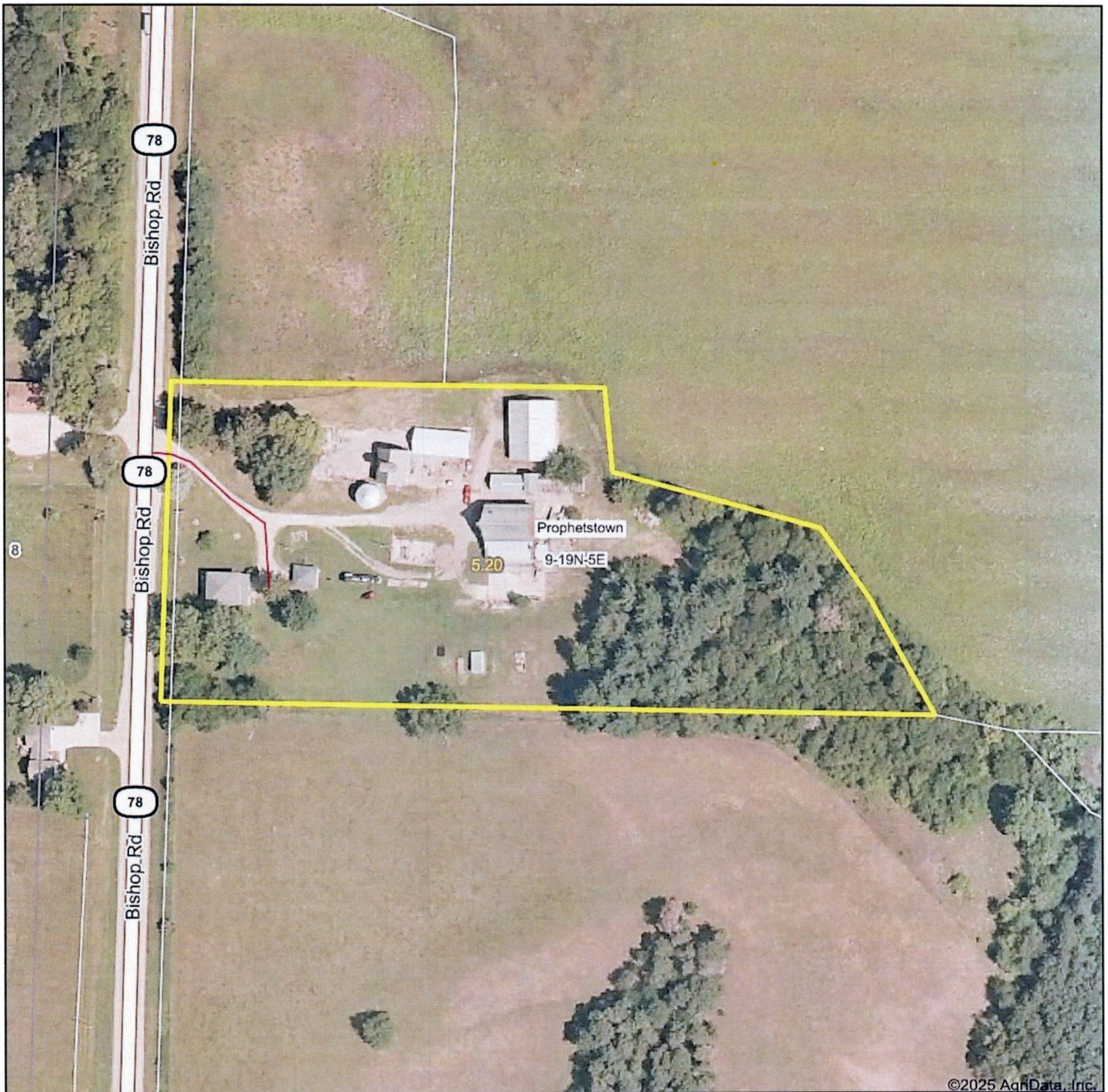
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Aerial Map



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Map Center: 41° 38' 56.81, -89° 56' 18.23

0ft 167ft 333ft

9-19N-5E
Whiteside County
Illinois



5/13/2025

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.









Whiteside County

Robin Brands, Assessor

200 E Knox St., Morrison, IL 61270

Phone: 1-815-772-5195

Fax: 1-815-772-5252

PIN 21-09-100-002

Parcel Information

PROPHETSTOWN TOWNSHIP

Street Address:

4524 BISHOP RD

PROPHETSTOWN IL 61277

Subdivision:

Legal Information

Property Class: 0040 Residential

Lot Number:

Lot Acres: 5.29

Lot Size: 230,432 Sq. Ft

[Click View Old PRC](#)



FRONT OF HOUSE

Sale Information

Assessment Information

Year	Type	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total
2025	Normal	0	16,971	0	41,903	58,874
2024	Normal	0	16,971	0	41,903	58,874
2023	Normal	0	15,475	0	38,208	53,683

Building Information

Type of Use:	Single Family	Fireplace:	
Style:	2.0 Story	Central Air:	Yes
Model Name:	2 STORY	Deck:	
Year Built:	0	Porch:	EFP-208
Total Sq. Ft:	2,280	Patio:	
Bathroom:	1 Full	Garage:	528 Sq. Ft.
Basement:	1,140 Sq. Ft.		

Other Building Information

Description	Comments	Quantity
Barn - 2.0 Story - Frame	#1A 40X48	1,920
Lean-To - Wood Frame	#1B 20X48	960
Shed	#1C 12X20	240
Pole Building - 4 Sides Closed - 14	#3 48X65	3,120
Pole Building - 4 Sides Closed - 10	#4 16X94	1,504

Pole Building - 4 Sides Closed - 08
Corn Crib - Frame - Wood Board
Grain Bin - Drying - Diameter 24 - Ht 18
Shed
Shed

#5 24X58	1,392
#6 30X36	1,080
#7 24X20 NO VALUE	1
#9 12X16	192
#10 8X28 & 9X45	629

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Property Information

Parcel Number 21-09-100-002	Site Address 4524 BISHOP RD PROPHETSTOWN, IL 61277	Owner Name & Address KING, JAMES P & LOIS M 4524 BISHOP RD PROPHETSTOWN, IL, 61277-0000
Tax Year 2024 (Payable 2025) ▼		
Sale Status None	Neighborhood Code	Land Use
Property Class 0040 - Improved Lots	Tax Code 02001 -	Tax Status Taxable
Net Taxable Value 8,945	Tax Rate 7.629000	Total Tax \$682.42
Township Prophetstown	Acres 5.2800	Mailing Address
Tract Number	Lot Size	TIF Base Value 0
Legal Description PT NW 1/4 SEC 9 TWP 19 RNG 5 37502x		

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	16,971	41,903	0	0	0	58,874
Department of Revenue	16,971	41,903	0	0	0	58,874
Board of Review Equalized	16,971	41,903	0	0	0	58,874
Board of Review	16,971	41,903	0	0	0	58,874
S of A Equalized	16,971	41,903	0	0	0	58,874
Supervisor of Assessments	15,475	38,208	0	0	0	53,683
Township Assessor	15,475	38,208	0	0	0	53,683
Prior Year Equalized	15,475	38,208	0	0	0	53,683

Billing

	1st Installment (Due 06/17/2025)	2nd Installment (Due 09/03/2025)	Totals
Tax Billed	\$341.21	\$341.21	\$682.42
Penalty Billed	\$0.00	\$0.00	\$0.00
Cost Billed	\$0.00	\$0.00	\$0.00
Fees/Liens/SSA Billed/Drainage	\$0.00	\$0.00	\$0.00
Total Billed	\$341.21	\$341.21	\$682.42
Amount Paid	\$0.00	\$0.00	\$0.00
Total Unpaid	\$341.21	\$341.21	\$682.42

No Drainage / Special District Information

Exemption Disclaimer

Exemption amount is an estimate, based on today's values. It may change when Tax Extension occurs for this Tax Year.

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	6/27/2003	6/27/2003	3/11/2024		6,000	6,000
Senior Citizen	6/27/2003	6/27/2003	3/27/2024		5,000	5,000
Senior Assessment Freeze	6/28/2018	6/28/2018	3/20/2024		0	38,929

No Farmland Information

No Forfeiture Information

No Genealogy Information

Parcel Owner Information			
Name	Tax Bill	Address	Document #
JAMES P & LOIS M KING	Y	4524 BISHOP RD PROPHETSTOWN, IL, 61277-0000	1691-2000

Related Names			
	Name	Relationship	Status
+	KING, JAMES P & LOIS M	Parcel Owner	CURRENT

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$682.42	\$0.00	\$682.42
2023	\$670.04	\$670.04	\$0.00
2022	\$682.22	\$682.22	\$0.00
Show 21 More			

No Permits

No Redemptions

No Sales History Information

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www.RedigerAuctionService.com