

PUBLIC AUCTION

2025
TURNKEY
BUSINESS

Bureau County Business Opportunity Wyanet Locker

2025
TURNKEY
BUSINESS

218 E. Railroad St., Wyanet, Illinois 61379

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

**Saturday, October 18, 2025
10:00 A.M.**

On line bidding available, go to redigerauctionservice.com

Sale Day Location: On Site, 218 E. Railroad St., Wyanet, IL 61379

General Description: Bureau County iconic butcher shop, with a 7,000+ sq. ft. commercial building on a main street traffic location. The business is being sold as a "turnkey operation", with all coolers, freezers, meat processing equipment and merchandise marketing inventory included. A complete inventory of equipment and personal property is available at redigerauctionservice.com.

Legal Description: Lot Thirteen(13) and a strip of land four(4) feet in width off the west side of Lot Fourteen(14), and the East Forty-six(46) feet of Lot Fourteen(14) in Block Two(2) in the Original Town, now Village, of Wyanet, in the County of Bureau and State of Illinois.

Taxes: Tax I.D. #15-16-377-013 2024 taxes paid in 2025 are \$5,761.58

Tax I.D. # 15-16-377-014 2024 taxes paid in 2025 are \$ 931.18

Terms and Conditions:

- 1) The subject property and all equipment and personal property will be sold by the total dollar.
- 2) 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 November 18, 2025 at closing.
- 3) The seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
- 4) The 2024 real estate taxes due and payable in 2025 to be paid by the seller. The 2025 real estate taxes paid in 2026 shall be prorated to the day of closing and credited, based on the most current evidence available, by the Seller to the Buyer. All subsequent real estate taxes will be the responsibility of the buyer.
- 5) The property is being sold in "AS IS" condition, with no implied warranties of any kind.
- 6) The information provided is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their conclusions.
- 7) All announcements made the day of the sale take precedence over any previously printed material.
- 8) It is pertinent that all bidders contact Rediger Auction Service, prior to the auction, for qualified registration.

Auction Service
REDIGER
Wyanet, Il

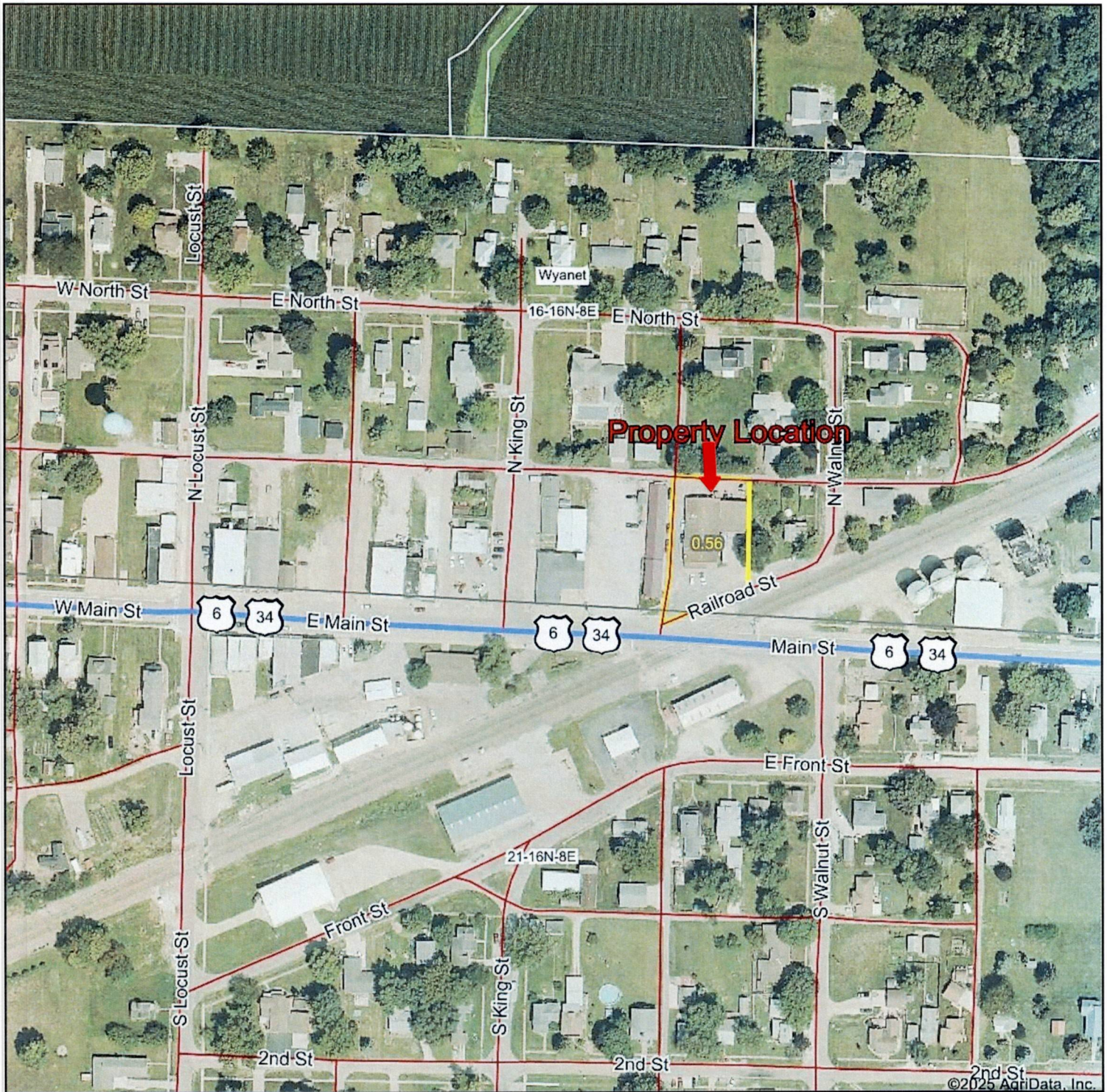
**Seller: Central Bank Illinois
Ed Wolf – 815-564-2011**

**Rediger Auction Service
815-699-7999**

www.RedigerAuctionService.com

Number System will be used-I.D. Required-Not Responsible for
Accidents

Aerial Map



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Wyanet, IL
815-699-7999

Maps Provided By:



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Boundary Center: 41° 21' 56.23, -89° 34' 50.86

0ft 243ft 486ft

16-16N-8E
Bureau County
Illinois



9/22/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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Map Center: 41° 21' 56.23, -89° 34' 50.86

16-16N-8E
Bureau County
Illinois

0ft 80ft 159ft



9/22/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

WYANET LOCKER EQUIPMENT LIST

- *18'X20' WALK-IN COOLER
- *18'X20' WALK-IN COOLER
- *10'X15' WALK-IN COOLER
- *35'X16' WALK-IN COOLER
- *35'X16' WALK-IN FREEZER
- *36'X20' WALK-IN FREEZER
- *7'X13' WALK-IN SHARP FREEZER
- *8' 3 DOOR PORTABLE COOLER UNIT
- *10' OPEN AIR COOLER UNIT
- *4 DOOR 10' FREEZER UNIT
- *ENVIROPAK CVU-980E SMOKEHOUSE
 - *SMOKE REDUCER
 - *SMOKE STICKS
 - *5 TIER SMOKE TRUCKS
 - *BACON HOOKS
 - *JERKEY TRAYS
 - *THAWING TRAYS
- *DOUBLE CHAMBER VACUUM MACHINE
- *SUPER 54 PATTY MACHINE AND STAND
- *(2) 500LB TUMBLER
- *SPIRALMATIC HAM SLICER
- *BACON SLICER
- *(2) MIXER/GRINDERS
- *7552 BIRO GRINDER
- *HOBART 4146 MEAT CHOPPER
- *PROMARK VAC CO SHRINK TANK ST-10
- *BIZERBA GSPH MANUAL SLICER
- *BIRO TENDERIZER
- *V MAG STUFFER
- *RISCO STUFFER
- *ROSS TC810 TENDERIZER
- *(3) BIRO 16" MEAT SAWS
- *POWER CLEAN 3.0 PRESSURE WASHER
- *53' REEFER TRAILER, STATIONARY,
OPERATES
- *53' DRY VAN TRAILER, STATIONARY
- **MULTITUDE OF SUPPORT EQUIPMENT
AND PACKAGING INVENTORY

Auction Service
REDIGER
Wyanet, IL

815-699-7999

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