JAMES DOUGHTY ESTATE
REAL ESTATE AUCTION

5+/- Acre Farmette

2374 East 12th Road, Ottawa, IL 61350

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

Saturday, December 19th, 12:00 Noon

Sale Day Location: At the sale site, 2374 East 12th Road, Ottawa, IL 61350

Legal Description: Irregular 5-acre tract NW ¼ SW ¼ NW 11/4 SEC 6-32-3
Improvements Include: A Farmette of 5.0 acres including a 2 story sided home, well, dug w/mechanical problems, in as is condition, natural gas, gas forced air heat, central air, gas water heater, 2 car garage, several outbuildings and 2 grain bins. The home consists of 2,032 sq. ft. offering an eat-in kitchen, dining room, living room, bedroom, full bath, and end enclosed porch. The second story has 2 bedrooms and storage area. The detached 2 car garage is concrete block. There are 2 garden sheds with concrete floors each measuring 12' x 20'. The 45' x 80' steel sided machine shed has a partial concrete floor and sliding doors. The concrete block machine shed is 40' x 60', dirt floor. There are 2 – 10,000 bu. Grain bins.
Taxes: Tax I.D. #27-06-104-000 2025 taxes were $3,372.32

Open House: Sunday, November 29th, 1 – 3 p.m.

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 seller shall be responsible for payment of all outstanding and unpaid real estate taxes, including the 2026 real estate taxes payable in 2027. The 2027 real taxes to be paid in 2027 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.

Auction Service
REDIGER
Wyanet, Il

Seller: Kelly Doughty, Executor

Attorney: John Balestri
149 Gooding Street, La Salle, Illinois 61301
815-664-2358

Number System will be used-I.D. Required

Not responsible for Accidents

www.RedigerAuctionService.com

REDIGER AUCTION – 107 S WEST ST, WYANET, IL 61379 – 815-699-7999
RICK REDIGER JON MOON JEREMY REDIGER BRIK REDIGER