

OGLE COUNTY, ILLINOIS

# FARM LAND & BUILDINGS AUCTION

Wednesday, December 1<sup>st</sup>, 2021 at 10:30 A.M.

Sale to be held at: *Prairieview Golf Course (Pavilion)*  
*6734 N German Church Rd*  
*Byron, IL 61010*

**265 Acres +/- Farmland & Buildings**

**Property located in Sections 23 & 27 of Byron West Township in  
Ogle County, IL**

**Parcel A** 40 Acres +/- Farmland Only PI 132.8  
Tax ID 04-27-200-002 \$ 1,210.26

**Parcel B** 40 Acres +/- Farmland & 56' X 105' Cattle Shed PI 126.9  
Tax ID 04-22-400-003 \$ 1,340.58

**Parcel C** 10 Acres +/- Building Site 9197 N Conger Rd Leaf River, IL  
2 -Houses 56' X 127' Machine Shed w/ rolling doors, 3 Silo's (2-12' X 40', 1-20' X 60')  
Cow Barn w/Hay Loft 2 Bins (13,500 Bu w/dryer & 5,000 Bu w/Fan) Both have  
unattached garages. Both have private well & Septics. 1 house all electric, 1 house LP  
tank (tank rented). Both houses are 'handyman specials'.  
Byron Fire & School District

***\*To View Building Site Contact Lenny at 815-946-4120***

**Parcel D** 175 Acres +/- Farmland Only PI 122.9

Tax ID 04-23-300-006 \$ 6,018.76 **\*\*Parcel C & D taxes are currently combined, will be separated for 2022 Taxes.**

#### *Terms and conditions*

Successful buyer required to put 10% down and enter into a purchase agreement day of auction. Balance of purchase due at closing which will be on or before February 25, 2022. Buyer will be given a credit for the 2021 real estate taxes based on 2020 tax figures. All subsequent taxes will be buyer's responsibility. Parcels A, B & D will be sold dollars / surveyed acre. Parcel C will be sold by total dollars. This printed information is believed to be correct, but all buyers should research the property and make their own conclusions. All announcements made the day of the sale take precedence over all printed materials. The property is sold as is, where is. The Seller has the right to accept or reject any and all bids. The Seller will provide title insurance policy ensuring merchantable title.

#### **OWNER**

Henry Ebert Revocable Trust  
Trustee, Henry Ebert III  
Co-Trustee, Randy Tate

#### **For Information Contact:**

**Lenny Bryson, Auctioneer**  
Illinois License # 440 000158  
11749 West Judson Rod  
Polo, IL 61064  
Ph) 815-946-4120

**Trust Attorney,** Adam Fleming, WilliamsMcCarthy LLP  
Phone 815- 987-8900

To view plat, aerial, & soil maps visit [www.lennybrysonauctioneer.com](http://www.lennybrysonauctioneer.com)

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