

# Real Estate Auction

As I have relocated out of State, I will offer the following property at Public Auction. **Located At:** #3628 N. 11000 W. Rd. Bonfield, IL 60913  
**Directions:** 10 Miles West of Kankakee, IL on Il Rt. 17 to 11000 W. Rd., Then 3-6/10 Miles North **OR:** From Rt. 113 (South of Wilmington, IL), Take Zilm Rd. (Will Co.)/14000 W. Rd. (Kankakee Co.), 8 Miles South to 2000 N. Rd./Bonfield Rd., Then 3 Miles East to 11000 W. Rd. & 1-6/10 Miles North.  
**OR:** From Bonfield, IL: 2 Miles West (on 2000 N. Rd.), Then 1-6/10 Miles North on 11000 W. Rd.

## Saturday, October 17, 2015 at 10:00 AM

See photos & Info @ [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)

### Unique Home on 22 + Acres (to be sold as 1 tract)



### A Perfect Horse Farm / Small Livestock Farm Straw Bale Constructed Home Salina Twp. - Kankakee Co.

**Home Info:** A unique 2 - story Home: Approx 1,713 total Sq. Ft., (Approx. 1,265 Heated Sq. Ft. & 448 Sq. Ft. of unheated/enclosed porch)

**Including:** 2 Bedrooms (upstairs) 2 - Full Baths (1 - upstairs & 1 - downstairs), Professional Kitchen W/ Large Walk-In Pantry; LG. Dining Area; & LG. 3 Season Porch.

The Home is of Straw Bale Construction (non-load bearing, architect designed & energy efficient) with an open floor plan. Heated & Stained Concrete Floors (downstairs) & Hardwood Parquet Floors (upstairs) Solar Panels to supplement the utility grid. Pella Windows & Doors; Velux Skylites; Completed in 1998. Herscher School District. Situated up a private 1/4 Mile lane

**Barn & Buildings:** 30Ft. x 40Ft. Barn W/ Loft & 2 Horse Stalls W/ the potential for more. 24Ft. x 20Ft. Garage Area Attached to Barn. 20Ft. x 20Ft. Shed. 2 - Grain Bins W/ Fans. Hen House W/ Fenced Yard. Outdoor Concrete Pavilion. Storm Cellar.

**22.13 Total Acres:** Homesite = 1.16 Acres | Cropland = 3 Acres (Approx.) of Cropland (currently cash rented W/ option to renew for 2016) | Hayfield = 15 Acres (Approx.) of Established Alfalfa/Grass Hay Crop (no 2015 Hay Crop Included)

**Predominate Soil Types:** 779 B Chelsae  
201 A Gilford  
151 A Ridgeville

**Legal Description:** The North 785.61 Ft. of the East 1,227 Ft. of the South Half of the Northeast Quarter of Section 17, Twp. 31 North, Range 10 East. In Salina Twp., Kankakee County, Illinois

**Taxes:** \$3,006.12 / Year P.I.N.: 08-07-17-200-019

**Inspection:** To Home and Buildings will be open for Inspection Wednesday, Oct. 7th Through Saturday, Oct. 10th - 10 A.M. to 6:00 P.M. and Sunday, Oct. 11th - Noon until 4:00 P.M.

**Terms:** 10% Down Payment, (non-refundable) on Day of Auction, with the balance due on or before November 16, 2015. Written purchase agreement to be entered into on the day of Auction. Property taxes to be pro-rated to the date of closing. The Property is being sold "AS-IS" with NO warranties NO inspections, and NO contingencies. The bidding will be for the total dollar amount. Sale is subject to sellers confirmation.

**Auctioneers' Note:** This is a Great & Rare Opportunity to purchase this Unique Property. Seller has relocated and is motivated to sell, come prepared to buy!!!

**Seller's Attorney:** A. Michael Wojtak | 2801 Black Road | Joliet, IL 60435 | Ph. (815) 723-8500

**THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!**

## Seller: Alex J. Panozzo

For info contact Alex Ph. (815) 592-4432 | Email: [apanozzo2468@comcast.net](mailto:apanozzo2468@comcast.net)



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