

**PROPERTY:**

**Grain Elevator**  
Iroquois County, IL

**DATE:**

Bid Deadline:  
**June 24, 2021**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Kankakee, IL



## Property Key Features

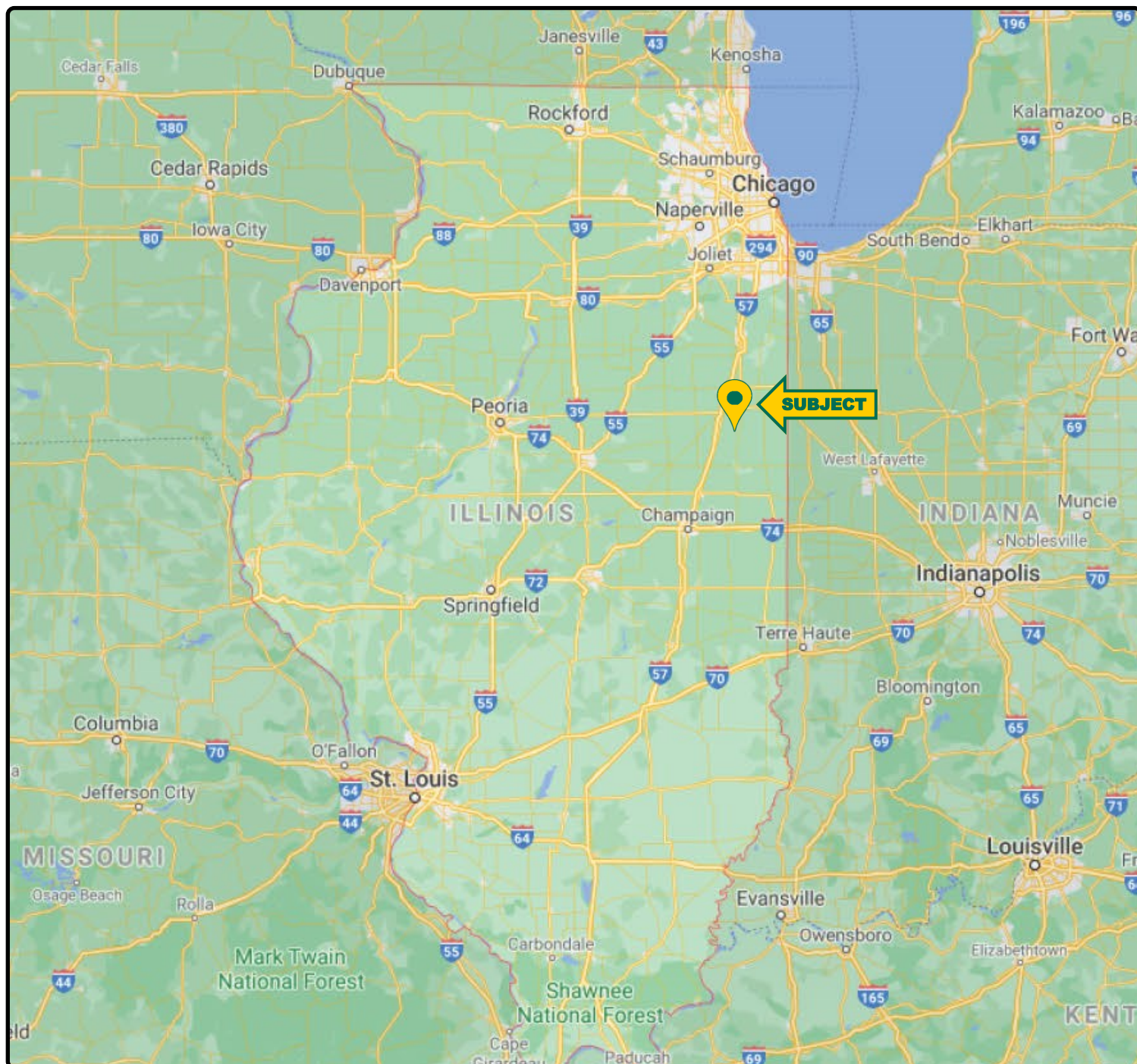
- 282,000 Bushels of Licensed Grain-Handling Capacity
- Several Modern Upgrades in Recent Years
- Quality Storage Facilities on Leased Land

**Melissa Halpin**  
Licensed Broker in IL & IN  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**





Map Data 2021 Google

**Melissa Halpin**  
Licensed Broker in IL & IN  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**



### Location

Located at the corner of Seminary Ave. and Lincoln St. along Chestnut St. in Onarga, IL.

### Address

101 W. Seminary Ave.  
Onarga, IL 60955

### Real Estate Tax

2019 Taxes Payable 2020: \$3,503.98  
*Real estate taxes to be paid by Lessee.*

### Lease Status

5-year land lease with Illinois Central Railroad Company.  
4/1/21 - 3/31/22 - \$5,700.00 - Prorated  
4/1/22 - 3/31/23 - \$5,871.00  
4/1/23 - 3/31/24 - \$6,047.13  
4/1/24 - 3/31/25 - \$6,228.54  
4/1/25 - 3/31/26 - \$6,415.40  
4/1/26 - 3/31/27 - \$6,607.86

*There is an additional vacant lot located south of the scale house that is also included in the lease. Contact Agent for lease details.*

### Utility Providers

Electricity: Ameren  
Gas: Nicor  
Water: Town

### Buildings/Improvements

- 282,000 bushels of licensed capacity
- 1,120 sq. ft. scale house and office
- 60' 50-ton truck scale
- Main pit has approximate 500 Bu. capacity and is covered with roll-up doors.
- 80,000 Bu. capacity Butler flat storage
- Two - 26' cone bottom bins
- 52' bin with flat floor and sweep

- 1,800 Bu./hr. Meyer Tower Dryer with new controller in 2015
- 8,000/Bu./hr. wet leg
- 6,000/Bu./hr. dry leg
- 3,000/Bu./hr. wet leg
- Leg for filling flat storage

### Comments

This is a well-maintained facility that would make an excellent addition to a farming operation or as a stand-alone commercial elevator.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All property boundaries are approximate.*

**Melissa Halpin**  
Licensed Broker in IL & IN  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**



Vertical Storage Looking North



Meyer Tower Dryer



Scale House



Scale House Looking North



**Melissa Halpin**  
Licensed Broker in IL & IN  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**

**Bid Deadline: Thur. June 24, 2021**

**Time: 12:00 Noon, CST**

**Mail To:**

**Hertz Real Estate Services  
200 E Court St., Ste. 600  
Kankakee, IL 60901**

### **Seller**

Wheatfield Grain Holding Company, LLC.

### **Agency**

Hertz Real Estate Services and their representatives are Agents of the Seller.

### **Method of Sale**

- Facilities, grain bins, dryers, scale house, and legs will be offered by Bill of Sale.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale Managers Melissa Halpin or Eric Wilkinson at 815-935-9878.

All interested parties are required to make Sealed Bids on offer forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Kankakee, IL Hertz office, on or before June 24, 2021 by 12:00 noon, CST. The Seller will accept or reject all bids by 4:00 p.m., on June 25, 2021, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 15, 2021. Final settlement will require certified check or wire transfer. Possession will be given at settlement. A land lease for the remainder of the 2021/2022 lease year will be executed with the Illinois Central Railroad Company and the remaining prorated balance will be due. At this same time, the next 5-year term lease with Illinois Railroad Company will be provided. The 2020 real estate taxes payable in 2021 will be paid by Seller to Illinois Central Railroad Company. The 2021 real estate taxes payable in 2022 will be prorated to the closing date, based on the most current data available, and the Buyer will receive a credit at closing.

### **Melissa Halpin**

Licensed Broker in IL & IN  
**MelissaH@Hertz.ag**

**815-935-9878**

200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

### **Eric Wilkinson, AFM**

Designated Managing Broker in IL  
**EricW@Hertz.ag**

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Melissa Halpin**  
Licensed Broker in IL & IN  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**