



harVestco
Real Estate Marketers & Managers

ABSOLUTE AUCTION

211 NORTH PARKE – TUSCOLA, ILLINOIS

SELLS TO HIGHEST BIDDER NO RESERVE

BANK OWNED FORECLOSURE

- Former Dixie Cream Donuts Building
- Located on the West side of Downtown Tuscola
- Property adjacent to The Fitness Center
- Across the street from Los Potros Mexican Restaurant and Tuscola Fire and Police

DESCRIPTION

Bldg. Size = 1,644 SF (1st floor), 1,128 SF (2nd floor unfinished)
(Property adjoins American Legion bldg. to the South)
Lot Size = 6,830 SF

SELLER

First Mid-Illinois Bank & Trust NA

AUCTION COMPANY

harVestco, LLC – IL License # 444.000281
Brian Swartz, Auctioneer – IL License # 440.000321

TAX INFORMATION

PIN # 09-02-34-133-027
2007 Taxes paid in 2008 = \$456.88

LEGAL DESCRIPTION

Original Town, South 52 feet of Lot 7 & South 27 feet of North 95 feet of Lot 8 in Block 17, City of Tuscola, Douglas County, Illinois

ZONING

B3, Central Business, City of Tuscola

ADDITIONAL INFORMATION

Various furniture, fixtures and equipment from Dixie Cream operation will sell with the building.



TUESDAY, MAY 19, 2009 – 10 AM
Auction will be held on site

AGENT FOR THE SELLER:

harVestco, LLC
2813 North Rising Road, Suite 100
Champaign, IL 61822
Phone: 217-355-2085
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For more information contact Brian Swartz at
217-840-2602 or email bswartz@harVestco.com

TERMS AND CONDITIONS – Successful bidder will be required to sign a real estate contract and deposit 10% earnest money immediately following the conclusion of the Auction. Closing will take place no later than 30 days thereafter. The real estate and improvements are sold in “as is” condition with no warranties expressed or implied. Real estate taxes will be prorated as of date of closing. Financing, if needed, must be arranged prior to Auction. Announcements made immediately prior to the Auction take precedence over any and all other information from any source.

DISCLAIMER – The information provided is believed to be accurate. However, it is subject to verification by potential Buyers, and the Seller or the Auction Company assumes no liability for errors or omissions. There are no warranties, expressed or implied, as to the information herein contained and it is recommended that all Buyers perform their own due diligence and make an independent inspection of the property. Inspection made by appointment only with the Auction Company or the Seller.