



**6PM Sunday, September 27 at 208 W. Main St., Yorkville**  
 (Directions: Rt. 47 to Main St. West 2 blocks to lot.)  
 Lot 80'x160'. Platted, residential-single family. Cleared sloping lot. Electric, gas, sewer, water, all to site. School Dist#115. Parcel pin#0232229001. Cashiers check for \$5,000.

**Auctioneers Note:** Most properties have renters and you will need to schedule an appointment to go through them. Please call an auctioneer to schedule your appointment. Times are set for each Real Estate auction. These times could vary either a half an hour early or later. So please be at your Real Estate location to purchase your property a half hour early. We will have a DeBolt Auction Service representative at each location an hour before start time. They will be there to have the property open for inspection and to register you.

**Broker Participation Welcome 2 1/2%**

**Terms & Conditions of Real Estate:** All potential buyers must be pre-approved for the amount they are planning to purchase the property for. Your bank will issue a pre-approval letter to bid at the auction. If you are planning on bidding at multiple properties, bring a letter of pre-approval for each property. The successful bidder will need to have a cashiers check for the amount stated with each property. If you are bidding on multiple properties and are successful, then you would need to have a cashiers check for each property you are successful at buying. Your cashiers check will be held in Escrow until closing, usually 30 days. When successful, you will enter in to a contract to purchase. The sellers will provide clear title and a survey at closing. Taxes will be prorated in the usual manner. Each Real Estate property is being sold "as is" with no warranties or guarantees. The owners have the right to accept or reject any or all bids. Announcements day of sale supersede all printed material.

**(Broker owned) · DeBolt Auction Service, agent for the sellers.**

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**DeBolt Auction Service Inc.**  
 Sheila DeBolt  
 1535 Holiday Dr.  
 Sandwich, IL 60548



# NAA Multiple Real Estate Auction



**Saturday, September 26 & Sunday, September 27, 2009**

**2 DAYS! · 9 AM Start both days.**

**Bristol & Yorkville, Illinois (Kendall County) · Sandwich, Illinois (DeKalb County)**

**14 Commercial, Residential, Duplexes, Triplex and Land**

**9AM Start! · First property to be auctioned on location.**



**9AM Saturday, September 26 at 1604 Identa Rd. Yorkville.**  
 (Directions: From Rt. 47, take Rt. 126 East to Identa Rd. (old Rt. 126)  
 Zoned B-3. Parcel Pin#05044000004. Approximately 1.9 acres.  
 Lot 351'x481'x43' electric, propane heat, well & septic. Gas from Rt. 126 & Rt. 71. Annexed to Yorkville. **COMPLETED** Three buildings on site includes a 3 bed room ranch, 700sq ft office building & 1292 sq ft shop with office. Lots of potential. Cashiers check for \$15,000.



**10:30AM Saturday, September 26 at 807 N. Bridge St. (Rt. 47) Yorkville**  
 (Directions: Rt. 34 & Rt. 47 South on Right hand side.)  
 Offering as **Parcel A**-Approximately 1.5 acres with improved 2 office buildings, 2500 and 2000 sq. ft. buildings with large parking lot. Electric, gas & water to site. Private septic. Parcel pin#0228303012. Cashiers check for \$25,000.  
**Parcel B**-1.5 acres. Land square footage 67173. Parcel pin#0228303019.  
 Lot 188'x412'x350'x178. Vacant 1.5 acres with 188 feet of Rt. 47 frontage. Zoned Ag. Cashiers check for \$25,000.  
**Parcel C**-Approximately 3.18 acres with 357' of Prime Rt. 47 frontage. 138250 sq. ft. total. Includes parcel A & parcel B as a whole package. Cashiers check for \$50,000 for the package.



**12:00 (Noon) Saturday, September 26 at Rt. 34 Hwy 4.5 acres, Yorkville**  
 (Directions: Rt. 47 & Rt. 34 just East of shopping center on North side)  
 Located 200 yards from Rt. 47 & Rt. 34 intersection and across from the Jewel Shopping Center. Electric & gas to site. Sanitary sewer nearby. Sewer storm available, Water nearby. Zoned Ag with B3 zoned properties adjacent to it. Land Square Footage approximately 198633. Parcel pin#0228176007. Lot 339'x643'x339'x644'. Current use agricultural. Cashiers check for \$50,000.  
**(NOTE! On auction day, this property auction will be held at the 807 N. Bridge St. location due to insufficient parking.)**



**1:30PM Saturday, September 26 at 400Liberty St. Yorkville**  
 (Directions: Rt. 47 South to Center St. East to Liberty St.)  
 Lot 66'x160'x181'x194'x214'x349'x198. Residential-single family. Electric, gas, sanitary sewer and water to site. School Dist#115. Preliminary plat layout has 8 city lots with some lots just under 1/2 acre. Great area for small subdivision or a gated single family estate. Parcel pin#0233126033. Cashiers check for \$15,000.



**3PM Saturday, September 26 at 217 & 219 S. Bridge St. Yorkville**  
 (Directions: Rt. 47 South to downtown. West side of the street.) Zoned B-1. Forced gas air, central air, electric, city water & sewer. Historic brick building. Great for 2 businesses with apartments upstairs and full basement. Cashiers check for \$15,000.



**4:30PM Saturday, September 26 at 202 & 210 E. Van Emmon and 306 & 308 Heustis Streets in Yorkville**

(Directions: Rt. 47 South and go East on Van Emmon St.) Zoned multi-family. 24 units & 50 parking spaces. Lot 256'x326'x139'x172'x71'x110'x77'. Brick & wood frame. Electric, gas, hot water, baseboard & radiant. Partial basement, crawl & slab. City water and sewer. Four buildings, 2 brick 8-units and 2 4-units. Eight 2- bed room all brick apt buildings. Eight 1 bed room all brick apt building. Both 8 units have been updated with new baths & appliances, carpet, counter tops, sinks & windows. Roofs replaced in 1998 on both 8 units. New controls for boiler on 1 building in 2001. Laundry facility on site. Parcel Pin#0539304001. Cashiers check for \$50,000.



**10:30AM Sunday, September 27 at 1502 Suydam Road, Sandwich**  
 (Directions: Rt. 34 in Sandwich goes West to Fairwind Drive go North to Suydam, go west to property across from Sandwich Fairground.) Aluminum sided Ranch Triplex with basement, 2 Bed rooms, 1 Bath, 2 car garage. Built in 1970. Zoned multi-family. Conditioner stay. Hot water heat. Private septic and public water. Golf course runs along side the wooded lot. Lot 235'x262'x244. Parcel pin#1927427006. School Dist#430. All units rented at \$850.00 & \$895.00. Tenant pays all utilities. New roof in 2006. Cashiers check for \$15,000.



**12PM (Noon) Sunday, September 27 at 805 Bristol Ave, Yorkville**  
 (Directions: Rt. 47 South of Rt. 34 to Park St. goes East to Bristol Ave. then North to the property.) Cedar sided 3 bed room, 2 bath ranch with full basement and 2.5 car garage. Master bed room and half bath. Stove, refrigerator and dishwasher stay. Currently rented. Central air, gas, forced air heat. Public water and sewer. Lot 80'x150'. Parcel pin#0228352006. Yorkville school dist#115. Cashiers check for \$15,000.



**1:30PM Sunday, September 27 at 716 N. Bridge St., Yorkville**  
 (Directions: Rt. 47 South of Rt. 34 on East side of Rt. 47 (Bridge St.)) Brick Ranch with 3 bed rooms 2 bath rooms & 2 car garage on crawl space. Electric heat, central air, public water and sewer. Built in 1973. Zoned R2. Lot 97'x237'x80'x182. Parcel pin#0228352004. This brick ranch is adjacent to office zoned building. Plenty of parking in front and rear. Cashiers check for \$15,000.



**6PM Saturday, September 26 at 14-18 Cannonball Trail, Bristol**  
 (Directions: Rt. 47 North of Rt. 34 to Cannonball Trail goes East to property) Zoned Commercial/B-2. Lot 179'x165'x160'x135. Vinyl siding. Gas forced heat & central air. Well & Septic. Parcel pin#0215154001. Owners purchase lot next door for extra parking. Was a bar/restaurant. A 2 bed room, 2 bath rental unit, a 1391 sq ft bar area with bar and a 30'x34' shop area w/overhead furnace & separate electric service & 12' overhead doors. Could be 3 rental units. Plenty of possibilities. School Dist. #115. Cashiers check for \$15,000.



**3PM Sunday, September 27 at 704-706 N. Bridge St., Yorkville**  
 (Directions: Rt. 47 South of Rt. 34 on East side of Rt. 47 (Bridge St.)) Brick duplex with 3 bed rooms and 2 bath rooms with 1 car garage on crawl space. Zoned multi-family R-2. Lot 142'x286'x80'x290'. Gas forced air heat. Central air. Public water & sewer. Tenant pays electric, heat, water & sewer. Year built 1965. Parcel pin#0228352019. Cashiers check for \$15,000.

**DAY 2! Auction begins at 9AM on first location.**



**9AM Sunday, September 27 at 332 W. Knights Road, Sandwich**  
 (Directions: Rt. 34 in Sandwich to Main St. go North to Knights Rd. turn left) Brick Duplex, 2 Bed rooms & 1 bath room each side with basement. 3 Car garage, Lot 132'x100'. Zoned multi-family, currently both sides rented. Roof new in 2006. Appliances stay. Gas, forced air. Public water & sewer. Parcel pin#1926203003. School Dist#430. All units rented at \$ 895 & \$700. Cashiers check for \$15,000.



**4:30PM Sunday, September 27 at 303-305 Church St., Yorkville**  
 (Directions: Rt. 47 to Main one block to Church go right to Duplex.) Brick duplex with 3 BR & 2 BA and 2 BR & 2 BA with a 3 car garage. One of the baths for each unit is located in the partial basement. Zoned multi-family. School Dist#115. Parcel Pin#0232227008. Gas forced air, Central air & city water & sewer. Cashiers check for \$15,000.