

SINGLE FAMILY, MULTI-FAMILY & TOWN HOME SITES



MINOOKA REFLECTIONS AT WATER'S EDGE U.S. Hwy 6 & S. Ridge Road Minooka, IL

7 - Single Family Sites

These sites are divisible into two single family sites each for a total of 14 single family homes.

MINIMUM BID: \$10,000 PER SITE

8 - Duplex Home Sites

These sites are divisible for the sale of two duplex homes each for a total of 16 duplex homes.

MINIMUM BID: \$8,000 PER SITE

3 - Town House Sites

Two of these sites allow for the building of six units and one for the building of five units.

MINIMUM BID: \$30,000 PER SITE

***Builders, the time to build these sites is now!
Buy in packages of 2-3 sites or more!***

- These sites represent the final building opportunities at Reflections at Water's Edge
- Single family and duplex sites can be split for two home each
- Natural gas and electric services are in place, municipality provides water & sewer
- Two sparkling ponds, walking trail and a strong demand for housing in the local market
- Association fees include lawn care and snow removal
- Great demographics and convenient to shopping
- Contact Village of Minooka for building requirements prior to bidding

MINIMUM BID AUCTION

All sites To Be SOLD to the highest bidders, subject to the Minimum Bids stated herein.

On-Site Inspections

Tour the land at your leisure or meet with an auction representative on

Thursdays, May 26 or June 2

By appointment only with 24 hours notice.



BAY OAKS IN MCHENRY COUNTY Lot #1 At the corner of Bay Road and Bay Oaks Drive Lakemoor, IL

1.1 Acre Homesite

MINIMUM BID: \$30,000

Build a new home in the what the Chicago Tribune called the "tony Bay Oaks development." Bay Oaks is a 360 acre development designed for a total of 108 homes all on significant sized homesites.

This is one of the few remaining homesites at Bay Oaks on the market allowing a homeowner or builder to buy and build a custom home in a marvelous community. Its location is minutes from Pistakee Lake, the Pistakee Golf Course, Chapel Hill Country Club, the Fox River and McHenry Outdoor theater.

Live in a year-round vacation location with incredible views with plenty of conservation areas

BIDDING PROCEDURES

Bidding is via sealed bid auction with bids due no later than 2:00 p.m., on June 16 at the offices of Fine & Company, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

BIDDER'S INFORMATION PACKETS

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to the property, the auction and the Terms of Sale. The Packet is available for \$20.00. The purchase of the Packet is required to bid at the auction.

TERMS OF SALE

This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packets, and the Purchase and Sale Contract.

BUYER'S PREMIUM

A seven percent (7%) Buyer's Premium will be added to the bid price, per the Terms of Sale.

BROKER PARTICIPATION INVITED

A 2% referral fee, as stated in the Terms of Sale, will be paid to the REALTOR®/ Broker whose registered buyer closes on this property. Please refer to the Buyer/ Broker registration requirements in the Terms of Sale, which can be found on our website or in the property profile and the Bidder's Information Packet. A dual commission is provided.

JUNE 16 • MINIMUM BID AUCTION

BUILDER READY – SINGLE & MULTI-FAMILY SITES FROM \$8,000



AMERICA'S REAL ESTATE AUCTIONEER
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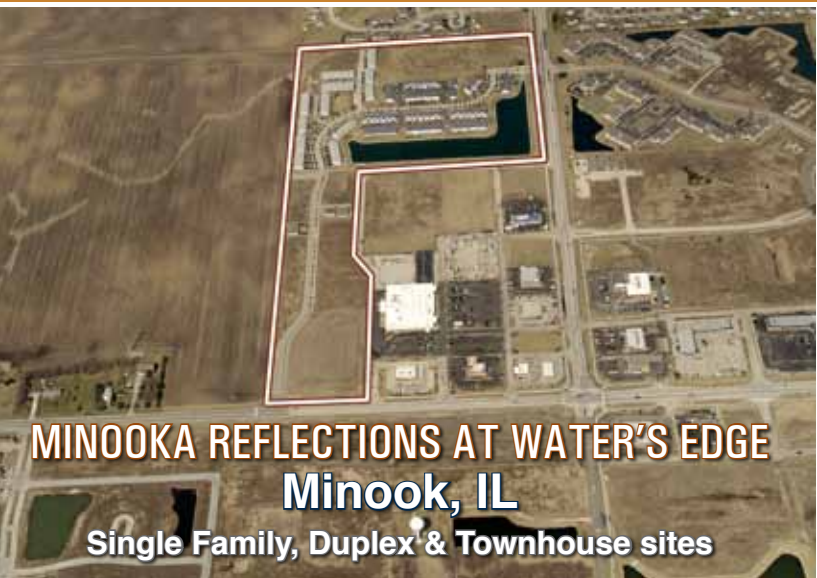
www.fineandcompany.com

Fine & Company, LLC, Lic. #475-098623 - Licensed IL Broker



JUNE 16 • MINIMUM BID AUCTION

SINGLE & MULTI-FAMILY HOMESITES: MINIMUM BIDS FROM \$8,000/LOT



MINOOKA REFLECTIONS AT WATER'S EDGE
Minook, IL
Single Family, Duplex & Townhouse sites



BAY OAKS IN MCHENRY COUNTY
Lakemoor, IL
1.1 Acre Homesite