

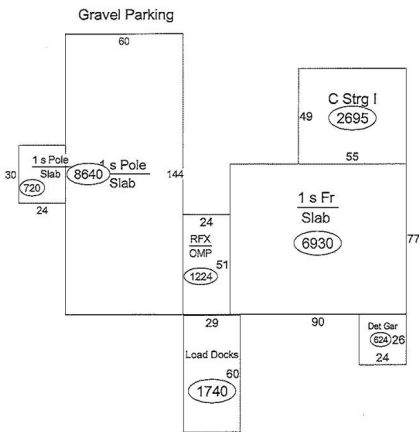


Sealed Bid Auction

November 3, 2022



This centrally-located commercial property with nearly 20,000 finished square feet is the blank canvas entrepreneurs desire. Sandwiched between major interstates and rivers, efficient exporting of goods is a breeze from this expansive and multi-functional facility on 4.77 acres. Notable commercial features include: two-loading docks, 2695 square feet of climate-controlled storage, 6930 square foot processing/manufacturing plant, freezers, coolers, overhead doors, guest parking, reception area, office space, conference room, retail frontage, restrooms, and more. Built with further expansion in mind, the property has a 2" water line and 3-phase electric service. Previously used as a global fish processing plant, it was built to FDA, Health Department, and HACCP standards (FDA, HACCP, NOAA, EU certificates maintained throughout previous food services operation). The location, ample space, and flexible layout make it an easy-to-customize property that can suit the specific needs of any commercial endeavor. Schedule a tour today and let your imagination run wild with the possibilities! View additional photos at www.Worrell-LandServices.com. Terms of sale are on the reverse side of this flyer.



Location: 30402 State Highway 107, Griggsville, IL 62340 approx. 2 miles N of I-72 in Pike County. 11± miles N of Pittsfield, IL; 36± miles W of Jacksonville, IL; 41± miles E of Hannibal, MO.

Want to learn more or schedule a showing?

Contact the Seller's Designated Representatives:
Luke Worrell, Managing Broker (217.473.7039) or
Adam Bauer, Real Estate Broker (309.333.7617)

Worrell Land Services, LLC · 2240 W. Morton Ave., Jacksonville, IL 62650
 217.245.1618 · www.Worrell-LandServices.com
 Real Estate Brokerage & Auctions · Farm Management · Land Appraisals





TERMS OF SALE

- **SALE METHOD:** A minimum bid of \$200,000 is required. Bids must be submitted no later than 5:00PM on Thursday, November 3, 2022 to Worrell Land Services, 2240 West Morton Avenue, Jacksonville, Illinois, or via email to LukeW@Worrell-LandServices.com or via fax to 217.245.5318. Please utilize the enclosed Bid Sheet with all offers.
- **BIDS:** Seller reserves the right to reject any and all bids. A minimum bid of \$200,000 is needed to be considered.
- **CONTRACT:** Buyer will enter into a contract immediately following selection on Thursday, November 3, 2022. A ten-percent (10%) down payment is required upon signing the contract with the balance due at closing on or before December 15, 2022. The terms of the contract are not negotiable.
- **FINANCING:** Bidding is not conditional on Buyer financing. Buyer is responsible for having arranged financing, if needed, prior to the sealed bid auction.
- **TITLE:** A title insurance policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the buyer.
- **LEASE AND POSSESSION:** The Buyer will take possession of the property at closing on or before December 15, 2022.
- **TAXES:** Seller will give Buyer a credit at closing for the 2022 real estate taxes payable in 2023. 2020 and 2021 taxes are being paid by the Seller.
- **DISCLOSURE AND ABSENCE OF WARRANTIES:** The property is being sold "AS IS" without representation or warranty expressed or implied. The sale is subject to Seller's approval. Seller reserves the right to reject any and all bids. Seller is not responsible for any accidents that may occur while inspecting the property. Buyer(s) should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property.
- **AGENCY:** Worrell Land Services, LLC is agent for the Seller only in this transaction.

Information contained herein was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owner or their agents.

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SEALED BID AUCTION BID SHEET

BIG RIVER FISH SEALED BID AUCTION

Bid Submission Deadline: Thursday, November 3, 2022 before 5:00PM in one of three ways:

1. Physically deliver to Worrell Land Services, 2240 West Morton Avenue, Jacksonville, IL 62650
2. Email to LukeW@Worrell-LandServices.com
3. Fax to 217.245.5318

Minimum Bid: \$200,000

I wish to place the following bid on the Big River Fish commercial property located at: 30402 State Highway 107, Griggsville, IL 62340.

Bid: _____

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

By placing this bid, I understand that Luke Worrell, Managing Broker and as the designated agent with Worrell Land Services, represents the Seller only in this transaction and he is not acting on my behalf. This notice of no agency is being provided as required by state law.

I understand that bidding is not conditional on buyer financing. I am responsible for arranging financing, if needed, prior to placing this bid.