



Virtual Online • Taylor Ridge, IL REAL ESTATE AUCTION

Wednesday, December 15, 2021 at 1:00 P.M.

Both parcels are located at the corner of 134th Ave. W & 140th St. W in Taylor Ridge (Edgington), IL. Edgington is located approx. 10 miles Southwest of Milan, IL or 15 miles East of Muscatine, IA



Parcel 1 • Hardware Store

13924 134th Ave. W, Taylor Ridge, IL

- Built in 1950
- Retail space with established tenant – 3,830 sq. ft.
- (3) 2-bedroom second floor apartments – 2,998 total sq. ft.
- (1) 1-bedroom ground level apartment
- Basement
- Great, high visibility location
- Turn-key investment opportunity



Parcel 2 • Restaurant

13409 140th St. W, Taylor Ridge, IL

- Built in 1950
- Great, high visibility location
- Long-time community landmark
- Sells complete with fully equipped kitchen and dining areas
- Great potential for other uses, including residential
- 2,189 sq. ft. main floor area
- Partial basement



Method & Terms

The Orville A. Rursch Estate & Edgington Investments, Inc. properties will be sold individually for a “lump sum total dollar amount”. Parcel 1 sells first, followed by Parcel 2.

Immediately following the auction, the successful bidder will be required to sign a real estate sales contract and pay ten (10%) percent of the bid price as a non refundable down payment. The balance of the purchase price will be due at closing in approximately 30 days, on or before Tuesday, January 18, 2022. Title insurance in the full amount of the purchase price will be provided by the seller. The seller will pay the 2021 real estate taxes. Full possession will be given at the time of closing subject to tenant’s rights.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

All announcements on sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold “as is”.

**Auction to be conducted as a virtual online auction.
No internet buyer fees!**

**If you need assistance with internet bidding,
please contact our office at (844) 847-2161**

**ORVILLE A. RURSCH ESTATE
EDGINGTON INVESTMENTS, INC.**

**REPRESENTING ATTORNEY: JOHN EICHELBERGER
EICHELBERGER LAW OFFICE PC**

736 LAKE PARK BLVD., MUSCATINE, IA 52761 • (563) 263-6900



Auction Manager:
Dale Jones (309) 299-6400



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Parcel 1 • Hardware Store



Parcel 2 • Restaurant

