

MARCH 22 • REAL ESTATE
AUCTION

 **FINE**
& COMPANY LLC
AMERICA'S REAL ESTATE AUCTIONEER
REALTORS® | Auctioneers | Consultants
PO Box 1588, Deerfield, IL 60015
(312) 278-0600
www.fineandcompany.com
Fine & Company, LLC, Lic. #475-098623 - Licensed IL Broker

PRESORTED
1st CLASS MAIL
U.S. POSTAGE
PAID
KOKOMO, IN
PERMIT#154

 **FINE**
& COMPANY LLC
REAL ESTATE AUCTION & ADVISORY SERVICES

MARCH 22 • REAL ESTATE
AUCTION

A 74 ACRE PROPERTY IN THE HEART OF McHENRY COUNTY!

Crestview Farm

A SPECTACULAR 74 ACRE
EQUESTRIAN PROPERTY

19102 McGuire Road, Harvard, IL 60033

Crestview Farm

EQUINE TRAINING & SPORTS THERAPY FACILITY

Crestview Farm
EQUINE TRAINING & SPORTS THERAPY FACILITY

MINIMUM BID: \$925,000

19102 McGuire Road, Harvard, IL 60033

MINIMUM BID: \$925,000

FineAndCompany.com

Chicago | Dallas | New York | San Francisco | Tucson

312.278.0600

19102 McGuire Road, Harvard, IL 60033

A Lifestyle That Will Inspire You!



Equine Rehabilitation Pool



Six-hour Equi-cizer



3 Bedroom, 2 Bath Residence



Main Barn with Commercial Loft

Perfectly situated in a fantastic location with all of the fabulous reasons to live in of McHenry County!

MINIMUM BID:
\$925,000

CRESTVIEW FARM provides all of the infrastructure for equestrian training and therapy and can continue to be used in this manner or as recreational farm, or a perfect weekend getaway. It is close to everything McHenry County has to offer to its extensive equestrian community.

The farm began as a dairy farm and then was used as a racehorse training and rehab facility until it was purchased in 2002 and expanded into a sport horse training and sports medicine facility.

THE PROPERTY The farm comprises a total of 74+ acres of rolling pastures, 30 acres in hay and a ¾ mile sand track. There is a three-barn heated complex complete with 31 individual stalls, large indoor heated arena, equine swimming pool, and 6-horse exerciser.

RESIDENCE There is a 2,000 square foot ranch home featuring three bedrooms and two baths, a large family room, kitchen & dining room, laundry room and basement.

3-BARN COMPLEX The heated barn complex connects three buildings.
• **Main Barn:** Gambrel style featuring a fully finished, enormous second-floor loft with full bath and a kitchen which was designed for meetings and a conference center, thirty-one 12'x12' stalls, grooming area, large tack room with break area, two storage rooms.

• **Barn Annex:** Sixteen additional stalls, three attached paddocks, hay loft
• **Long Barn:** Indoor equine rehabilitation pool, tool room, equipment & shavings storage

INDOOR ARENA The heated indoor area is 240'x80' with entry doors on four sides and a 14' ceiling. The arena is insulated and has six double sliding panels on the sides to provide cross ventilation. There is a six horse Equi-cizer at the far end of the building.

OTHER DETAILS
PADDOCKS 9 ¼ acre paddocks
PASTURES 10 acre fenced pasture
HAY 30 acres in hay
TRACK ¾ mile sand track

Now is your opportunity to own this property located in unincorporated McHenry County, Illinois with a City of Harvard address. McHenry County Conservation District offers over 40 miles of horseback riding trails at four different sites. Crestview Farm is just 3 miles from the Harvard Metra Station for easy access to Chicago, an hour northwest of O'Hare International Airport and only 35 miles northeast of Rockford.

Don't miss this chance to name your price!



FineAndCompany.com

Chicago | Dallas | New York | San Francisco | Tucson

312.278.0600

Sealed Bid Deadline: Sealed bids are due on or before 3:00 p.m. CST, March 22 and delivered to Michael A. Fine, CCIM, CAI, AARE, Fine & Company LLC, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

Cashier's Check Required to Bid: \$25,000

Viewing Dates & Time: The property is available for viewing by appointment only, with 24 hours notice at 10:30 a.m. on **February 24, March 4, 10, and 17.** Please call 312.278.0600, extension 101. Please do not walk or drive through the property without authorization. All visitors must be accompanied by an agent of the auction company.

Bidder's Information Packet: A detailed bidder's information packet has been assembled and contains detailed information related to the property, the auction, and the Terms of Sale. The cost of the Packet is for \$25.00. The purchase of a Packet is required to participate in the auction.

Terms of Sale: This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.

Buyer's Premium: A 7% buyer's premium will be added to the final high bid price per the Terms of Sale.

Broker Participation Invited: A 2% less \$375 referral fee based on the bid price will be paid to the REALTOR®/Broker whose registered buyer closes on this property based on the Terms of Sale. Please refer to the Buyer/Broker registration requirements in the Terms of Sale contained in the Property Profile on our website for requirements to register.

Disclaimer: The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE

APPROXIMATE. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.