

HIDDEN RIVER

438 COUNTY ROAD 2600 N, MAHOMET, IL 61853

A Magnificent Estate of Rare Character and Beauty!

Available as Three Distinctive Tracts, or in its Entirety!



LAST LISTED AT \$6.95 MILLION
To be sold subject to a Minimum Bid of \$850,000!
(for the entirety or the sum of the parcels)

UNQUESTIONABLY THE PREMIER ESTATE FOR ACQUISITION IN CENTRAL ILLINOIS

Hidden River is an Outstanding, 197 Acre Wilderness Property, Perfect for Recreation and Hunting – Offered in Three Distinctive Tracts, or in its Entirety!

Hidden River is the vision of Bruce Artwick the creator of the first consumer flight simulator software which eventually became Microsoft Flight Simulator. The University of Illinois is only fifteen miles away but the property feels a world apart with beautiful forested acreage, vast open fields and river frontage. Whether you desire tranquility, entertaining, recreation or the ultimate hunting experience, Hidden River will inspire you and provide years of enjoyment.

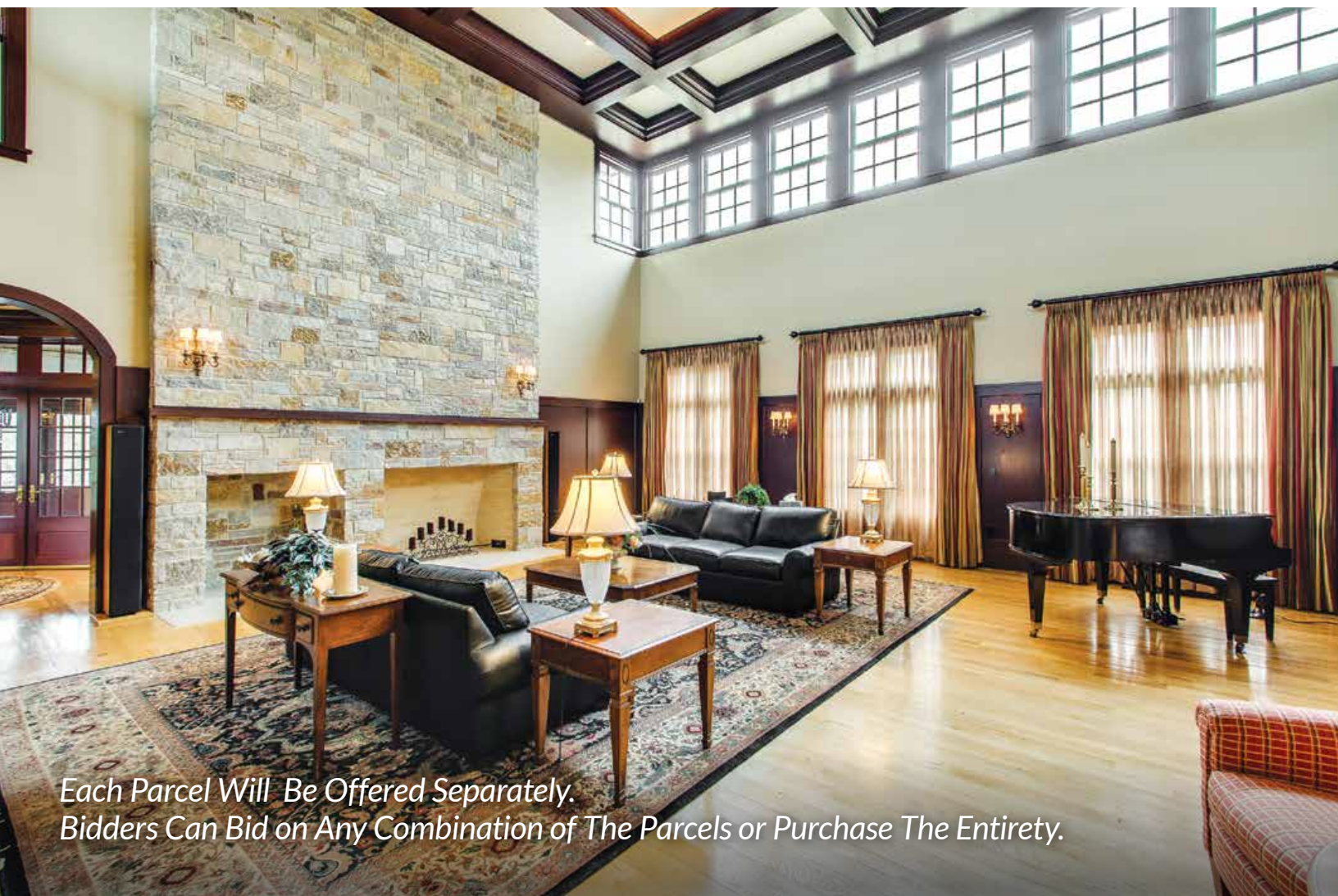
Nestled along a beautiful assemblage of wooded riverfront land, the estate provides a magnificent English Arts and Crafts main residence, and a charming true log-rounds constructed log cabin along 7,180 feet of frontage on the Sangamon River.

The artisan team of architects, designers, and contractors have created a home, both inside and out, that will outlast fad and fashion

and which discreetly proclaims luxury, style and timeless elegance. Construction of this grand residence was coordinated by Broeren and Russo Construction, a prestigious builder of mostly commercial buildings ranging from 20-story office complexes to shopping centers, hotels, and auto dealerships.

This home boasts an impressive receiving foyer, huge two-story great room, formal living and dining rooms, screened sunroom overlooking the ravine, designer kitchen, first floor guest room, palatial master suite, lower level recreation room, fitness room, fifth bedroom or office and amazing storage. It is in pristine condition, creating an atmosphere of luxury and accomplishment.

Don't Miss This Opportunity to Name Your Price!



*Each Parcel Will Be Offered Separately.
Bidders Can Bid on Any Combination of The Parcels or Purchase The Entirety.*



Why Buy This Property?

Attractive Minimum Bid - The Property Will Be Sold to The Highest Bidder Subject to a Minimum Bid of \$850,000 for The Entirety.

Magnificent Home – The English Arts and Crafts residence is patterned after an old estate in upstate New York and contains 15,000 SF of living space with five bedrooms and eight baths plus 4,000 SF of storage and mechanical space. There are two garages for a total of five cars with a drive-through porte-cochere. The home's design provides wonderful and versatile formal and informal living spaces including a two-story great room, library, glass enclosed conservatory, beautiful bedroom suites, spectacular kitchen, and formal and informal dining areas and much more which appeal to those with discriminating taste.

Log Cabin – Located in a pine forest along the Sangamon River this 1,391 SF Pacific Northwest style log home offers solitude and a quick getaway without leaving your property.

Motorcar Pavilion – The 4,170 SF building features a 12 car showroom, shop area for renovation and repairs as well as two offices and a kitchen.

Proximity – Perfect location if you are seeking convenience to Champaign & the University of Illinois.

Desirable Riverfront Properties – Hidden River consists of 197 glorious wilderness acres with 7,180 feet of frontage (includes both sides of the river) along the Sangamon River, a stream running 792 feet into the Sangamon River and a deer-fenced fruit orchard with apple, cherry, peach and plum trees.

Recreation Land Opportunities – Hidden River offers a multitude of recreational opportunities, from hiking with trails meandering throughout the property, to gentleman's farm, equestrian facility, hunting and fishing, its all right here.

Future Opportunities – Hidden River is one of the few large pieces of wooded land with river frontage on both shores of the river on the market anywhere in Central Illinois. There are a multitude of potential uses for this property.

Convenient Location – The property is located just 15 miles northwest of Champaign, and only two hours from Chicago and 1½ hours from Indianapolis.

Excellent School District – This property resides in the Mahomet/Seymour school district, one of the finest in Central Illinois.

Hidden River is Available as Three Distinctive Tracts, or in its Entirety!

TRACT A The Mansion, Log Cabin & Motorcar Pavilion on 112 Acres. The spectacular wooded acres include frontage along the Sangamon River.

TRACT B The Northern Most 50 Wooded Acres. These estate acres include frontage on both shores of the Sangamon River. Access is provided by an easement from the adjoining eastern land.

TRACT C The Southwestern and Western Most 35 Wooded Acres. These estate acres offer access from both County Road 2600 N and County Hwy 31.

FINE & COMPANY, LLC

PO Box 1588
Deerfield, IL 60015
312.278.0600
FineAndCompany.com



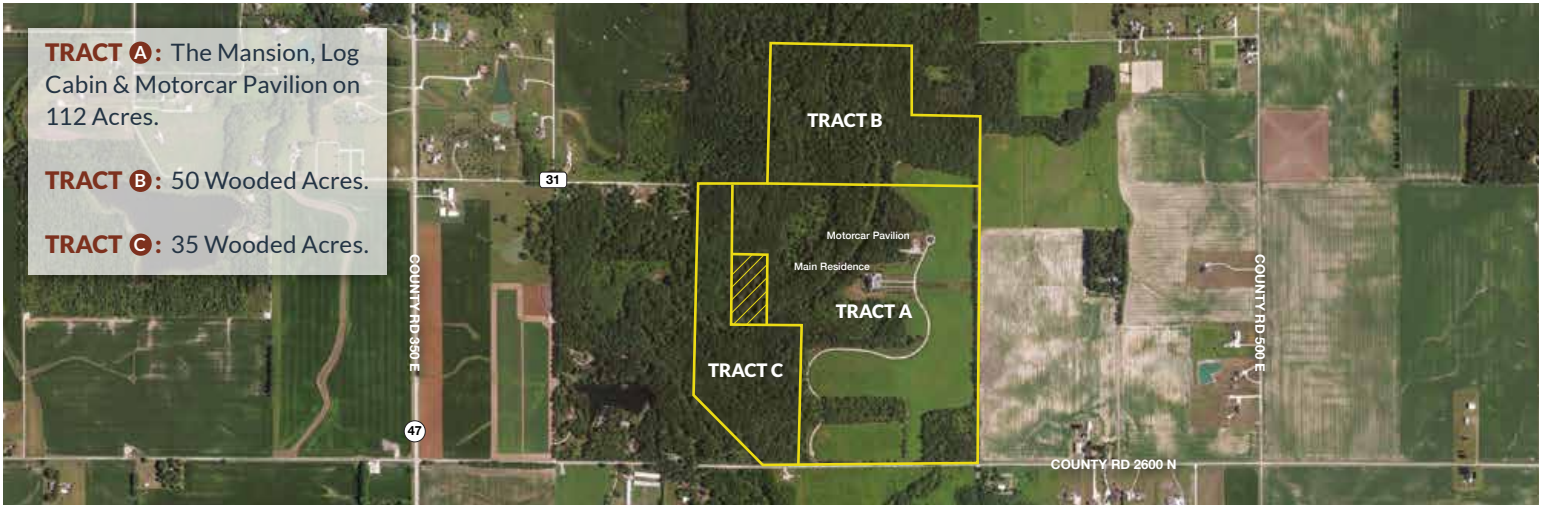
Log Cabin



Two Garages for Five Cars



Log Cabin Interior



TRACT A: The Mansion, Log Cabin & Motorcar Pavilion on 112 Acres.

TRACT B: 50 Wooded Acres.

TRACT C: 35 Wooded Acres.

AUCTION LINE: 312.278.0600 ext 101
ON THE WEB: www.FineAndCompany.com

SEALED BID DEADLINE: Sealed bids are due on or before 3:00 p.m. CDT, July 22 - 3:00 p.m. 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:

\$85,000 for the entirety (Tracts A, B & C)
or any combination including Tract A
\$50,000 for Tract A
\$35,000 for Tract B
\$25,000 for Tract C

VIEWING DATES & TIME: The property is available for viewing by appointment only with 48 hours notice on the following dates: June 6, 20, 27 and July 11.

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 for those interested in

bidding on the main residence Tract A or the entirety, all three tracts, is available for \$60.00. The Packet for Tracts B & C is available for \$30.00. 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 fee will be added to the final high bid price per the Terms of Sale.

BROKER PARTICIPATION INVITED: A 2% referral fee 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 contained in the Property Profile on our website for requirements to register.

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.