

PUBLIC REAL ESTATE AUCTION

SATURDAY, SEPTEMBER 26TH, 2026

6 North Park Drive, Yorkville, IL 60560

OPEN HOUSE DATES

COME TAKE A LOOK!

🏠 REAL ESTATE WILL SELL AT 1PM

📅 OPEN HOUSE – 10AM TO 1PM

- SAT, SEPTEMBER 5TH
- SUN, SEPTEMBER 6TH
- WED, SEPTEMBER 9TH
- SAT, SEPTEMBER 12TH
- SUN, SEPTEMBER 13TH
- SAT, SEPTEMBER 19TH
- SUN, SEPTEMBER 20TH



CALL TO SCHEDULE A
PRIVATE VIEWING (630) 552-4247



Beautiful Cottage-style home situated on approximately 1.0717 acres of wooded and open land. The home features a living room, dining room, kitchen, three bedrooms, two full bathrooms, and basement (unfinished). Property has well and septic. Additional features include a glass-enclosed porch, stand-alone 1.5-car garage, and vintage trim throughout the home. House is all original and needs updating & repairs.



- 🛏 3 Bedrooms
- 🚿 2 Full Bathrooms
- 🏠 Approx. 1.0717 Acres
- 🚗 1.5-Car Garage

Clifford A Oleson Living Trust Executor: Cliff Oleson Jr.

Real Estate Terms: \$20,000.00 down cashier's check day of sale. A formal, irrevocable bank letter of guarantee is required on the day of sale, proving you are pre-approved to purchase this property. Your deposit is committed to closing on this property. You must have your financing in order. The property is being sold as-is on day of sale with no guarantees or warranties on this property. For more information please feel free to call. Please try to attend this Quality Sale. The owners have the right to accept or reject any and all bids. Everything sold as-is.

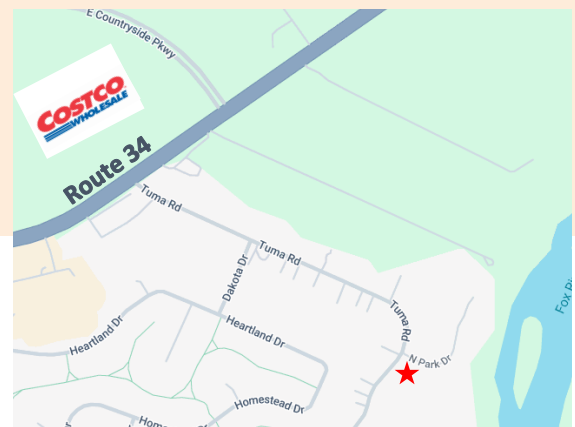
ATTENTION REALTORS:

Seller does not pay Buyers Broker Compensation

ATTORNEY FOR SALE:

Law Office of Tom Grant- (630) 553-0088

VISIT OUR WEBSITE



AUCTION HELD BY

Brian DeBolt Auction Service, Inc. Since 1987



Brian DeBolt, Plano, IL#440000595, Ph#630-552-4247

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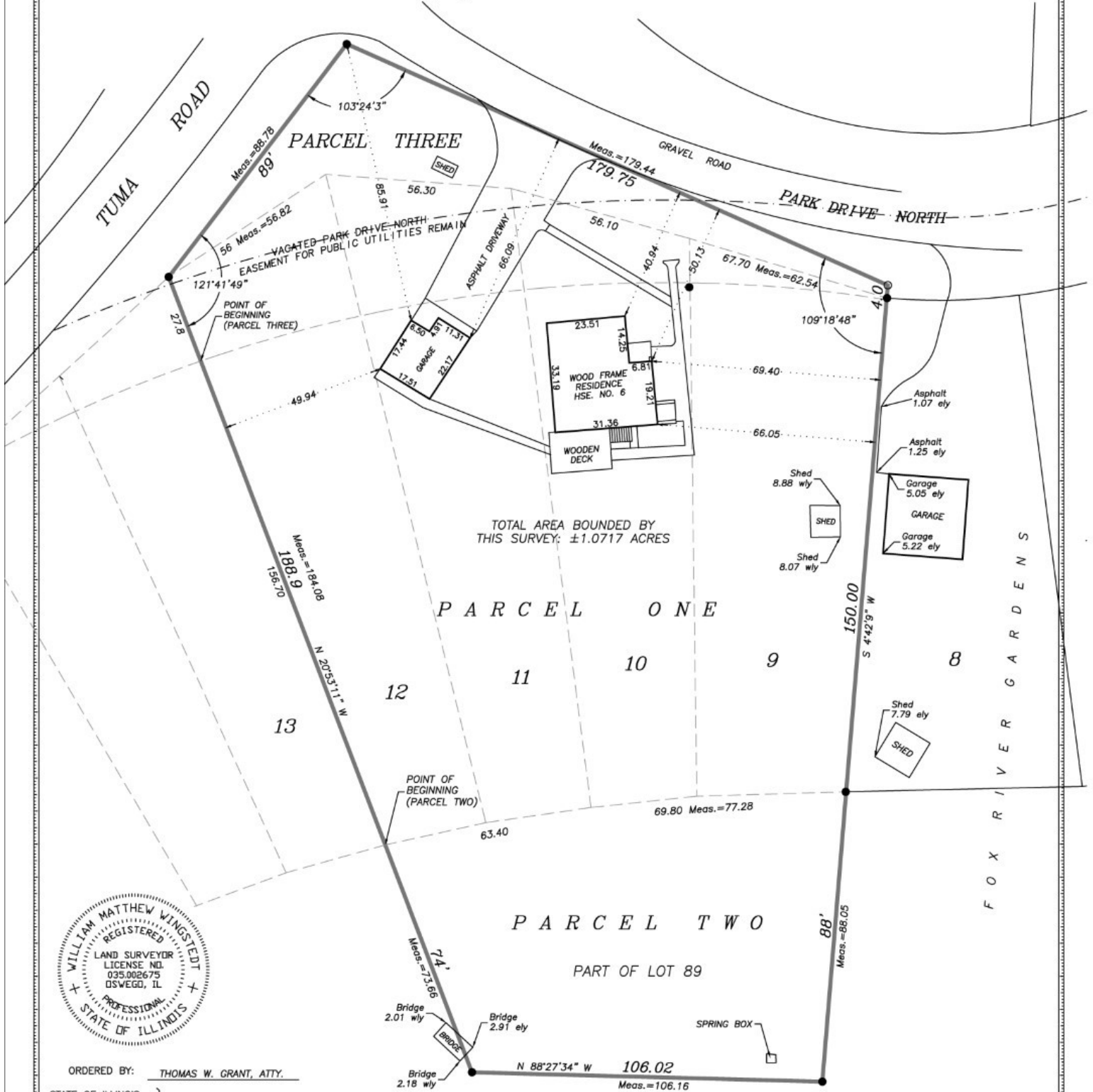
Announcements day of sale supersede communication and printed materials.

PLAT OF SURVEY

PARCEL ONE: LOTS 9, 10, 11 AND 12 OF THE RE-SURVEY OF PART OF FOX RIVER GARDENS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1928, IN PLAT BOOK 7, PAGE 29, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF LOT 89 OF FOX RIVER GARDENS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 12 OF THE RE-SURVEY OF PART OF FOX RIVER GARDENS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 12 AND 11 OF SAID RE-SURVEY OF PART OF FOX RIVER GARDENS, 63.40 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10 OF SAID RESURVEY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 10 AND 9 OF SAID RE-SURVEY OF PART OF FOX RIVER GARDENS, 69.80 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE SOUTHWESTERLY ALONG THE EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 9, 88 FEET; THENCE WESTERLY 106.02 FEET TO A POINT ON THE SOUTHWESTERLY LINE EXTENDED SOUTHERLY OF SAID LOT 12, 74 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID EXTENDED SOUTHWESTERLY LINE, 74 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL THREE: TOGETHER WITH VACATED ROADWAY DESCRIBED AS FOLLOWS: THAT PART OF ROADWAYS IN WEST PARK ROAD AND NORTH PARK DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF FOX RIVER GARDENS, TOWN OF BRISTOL, KENDALL COUNTY, ILLINOIS; THENCE NORTHERLY 27.8 FEET ALONG THE EXTENDED WEST LINE OF LOT 12; THENCE NORTHEASTERLY 89 FEET ALONG A LINE MAKING AN ANGLE OF 121 DEGREES 40 MINUTES MEASURED FROM SOUTH TO EAST; THENCE SOUTHEASTERLY 179.75 FEET ALONG A LINE MAKING AN ANGLE OF 103 DEGREES 17 MINUTES MEASURED FROM SOUTHWEST TO EAST; THENCE SOUTHERLY 4 FEET ALONG A LINE EXTENDED NORTHERLY FROM THE EASTERLY LINE OF LOT 9; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 9, 10, 11 AND 12 TO THE POINT OF BEGINNING.



ORDERED BY: THOMAS W. GRANT, ATTY.

STATE OF ILLINOIS } S. S.
COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 26TH DAY OF AUGUST, A. D., 2026.

ILLINOIS LAND SURVEYOR NO. 2675

(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2026)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON AN ASSUMED DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

6 PARK DRIVE NORTH.DWG
● = found iron stake
○ = set iron stake

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 26TH OF AUGUST, A. D., 2026.

ORDER NO. 26 H 051 FILE NO. 260793

WILLIAM M. WINGSTEDT
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