NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Auction Information

- RESERVE AUCTION
- Starting Bid: $250,000
- Auction Begins: December 14, 2026, at 11:00 CT
- Seller reserves the right to reject any bid
- A buyer's premium of $20,000 will be added to the winning bid to determine the final purchase price.

Property Highlights

Approximately 72,843 SF of Improvements Across Ten Buildings

This approximately 40-acre property offers a diverse collection of existing improvements, agricultural land, recreational amenities, and open space. The property provides investors, owner-users, and developers an opportunity to evaluate a variety of potential uses, subject to applicable zoning, governmental approvals, and property conditions.

Regional Accessibility: Located approx. 5 miles from I-74, 7 miles from I-280, and 6 miles from Quad Cities Int'l Airport, providing access to the greater Quad Cities region.

All acreage, building square footage, property characteristics, zoning, permitted uses, utilities, and other information are approximate and not guaranteed. Buyers must independently verify all property information and suitability for intended use. Property offered AS-IS, WHERE-IS, WITH ALL FAULTS, subject to auction terms and the definitive Purchase and Sale Agreement.

Versatile Approx. 40-Acre Property

12200 104th St., Coal Valley, IL 61240

Starting Bid	$250,000
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Details

Total Acreage	Approximately 40 Acres
Parcel Number	24-11-100-001
2024 Property Taxes	$7,581.24
Reported Zoning	A-1 Agricultural District (buyer to verify)

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Reserve Auction

Approximately 72,843 SF

Across 10 Buildings

Extensive Facilities

Building Inventory:

- Main Building – Approximately 20,806 SF
- Administrative Building – Approximately 2,779 SF
- Gymnasium – Approximately 15,000 SF
- Chapel – Approximately 827 SF
- Auto Shop – Approximately 9,600 SF
- Farmhouse – Approximately 2,464 SF
- Industrial Arts (Wood Shop) Building – Approximately 3,000 SF
- Agricultural/Industrial Building with Attached Greenhouse – Approximately 6,575 SF
- Milk Barn – Approximately 9,292 SF
- Annex – Approximately 2,500 SF



Agricultural Component:

- Approximately 13 acres identified as tillable farmland, together with additional open land. Buyers should independently verify acreage, agricultural classifications, and suitability for intended use.



Recreational and Site Features:

- Existing improvements and amenities include a gymnasium, chapel, baseball field, and open green spaces. These features may offer opportunities for a variety of potential uses, subject to independent verification, applicable zoning, governmental approvals, and property conditions.

Existing Infrastructure:

- The property reportedly includes various mechanical and security systems and a combination of septic and municipal utility services. Buyers are responsible for independently verifying the existence, condition, functionality, availability, and capacity of all systems and utilities.

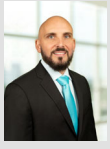








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Reserve Auction

Approximately 40 Acres

Quad Cities Regional Location

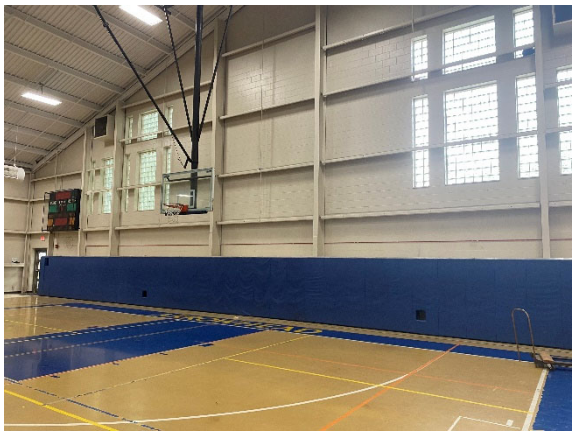
Community and Recreation: Located within the greater Quad Cities region, with access to nearby parks, golf courses, shopping, dining, healthcare, and recreational amenities.

Zoning and Potential Uses: The property is reportedly zoned A-1 Agricultural District. Prospective purchasers are responsible for independently verifying the zoning classification, permitted and conditional uses, building and occupancy requirements, and any governmental approvals necessary for their intended use.

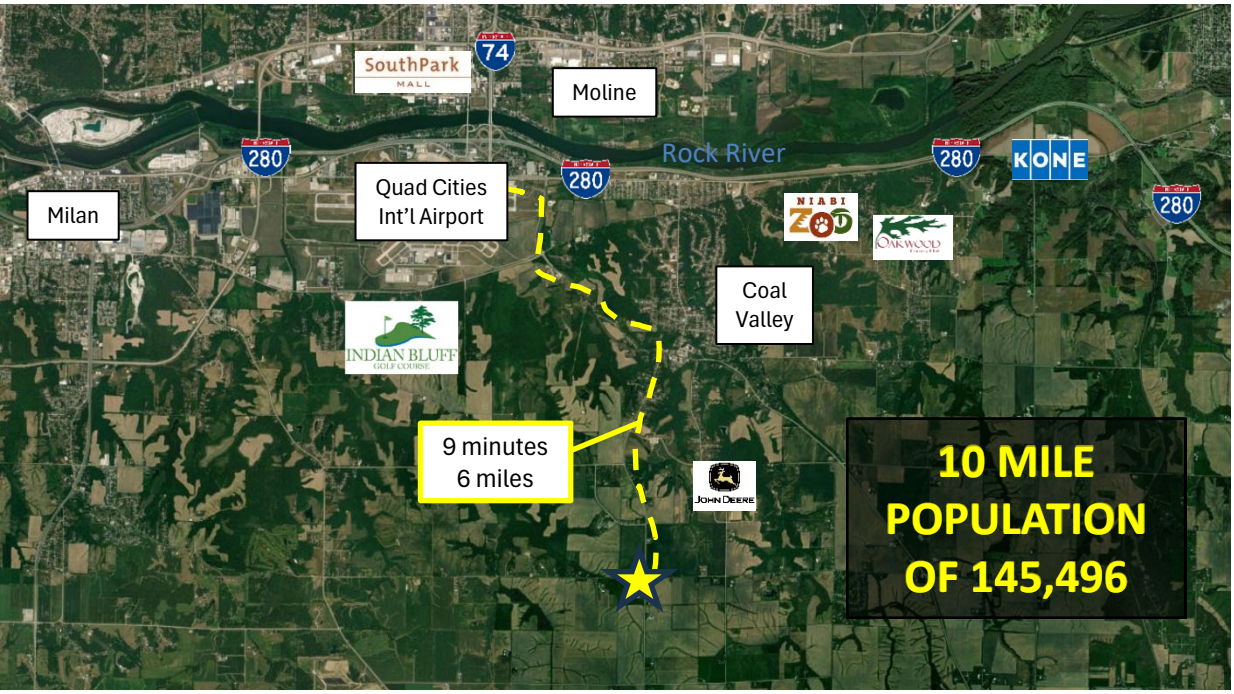
Additional Property Features: A reported permanent easement associated with a Village of Coal Valley water tower is located on the eastern portion of the property. Buyers should independently review the recorded easement to verify its terms, location, and any associated restrictions.









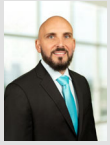


Quad Cities Location: The property provides access to the greater Quad Cities market and surrounding communities. Its combination of acreage and existing improvements presents an opportunity for purchasers to evaluate potential future uses, subject to zoning, approvals, and property conditions.

Nearby Amenities: The property is located within the greater Quad Cities region, with access to shopping, dining, healthcare, and other community amenities.



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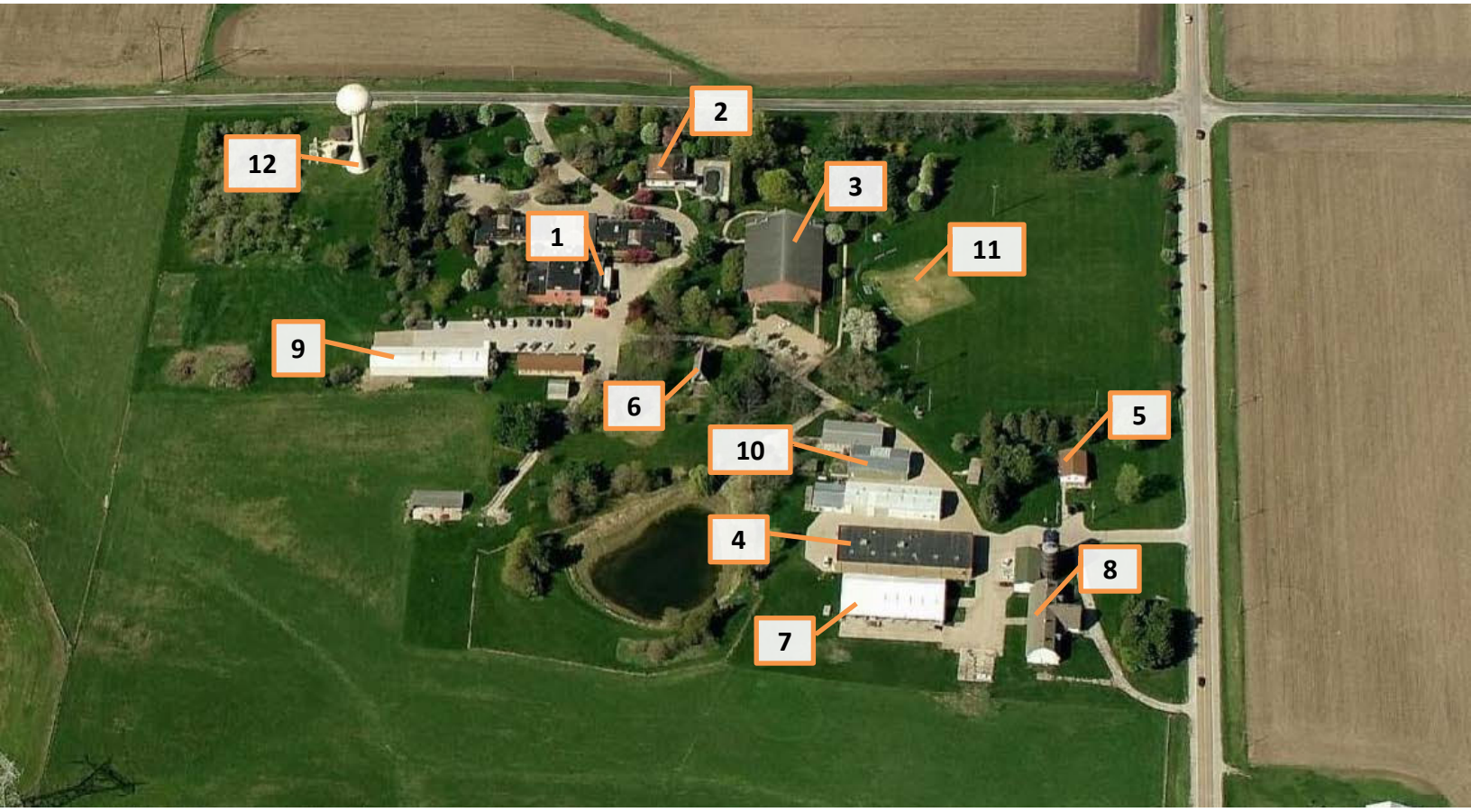


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Map of Buildings



1. Main Building
2. Administrative Building
3. Gymnasium
4. Auto Shop
5. Farmhouse
6. Chapel
7. Agricultural/Industrial Building with Attached Greenhouse
8. Milk Barn
9. Annex
10. Industrial Arts (Wood Shop) Building
11. Baseball Field
12. Water Tower

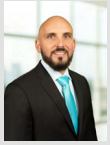
Water Tower & Easement: Ownership has advised that the water tower was transferred back to the municipality pursuant to a prior agreement. The related documentation identifies an approximately 0.60-acre parcel associated with the water tower and a revised utility easement. Buyers should independently verify the property boundaries, recorded conveyance documents, and applicable easements.

Warriors Baseball Agreement: Portions of the property, including the baseball field, gymnasium, and associated facilities, are subject to a rent-free use agreement with the Warriors Baseball Team through June 30, 2030. The agreement permits either party to terminate upon 30 days written notice. Buyers should review the agreement and verify its current status and terms.

Building identifications and locations are provided for general reference only and should be independently verified by prospective purchasers. Map is illustrative and is not a survey.



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Approximately 40 Acres

Unique Multi-Building Property











PROPERTY INFORMATION, CONDITION AND BUYER DUE DILIGENCE DISCLAIMER

All information contained in this brochure, including but not limited to acreage, building count, building square footage, dimensions, building descriptions, zoning, permitted uses, utilities, improvements, mechanical systems, environmental conditions, easements, taxes, and other property characteristics, has been obtained from sources believed to be reliable but has not been independently verified by Seller, NAI Ruhl Commercial Company, or their respective agents & representatives.

No representation or warranty, express or implied, is made by Seller, NAI Ruhl Commercial Company, or their respective agents and representatives regarding the accuracy or completeness of this information, the physical or legal condition of the property or improvements, the existence or validity of permits or certificates of occupancy, compliance with applicable laws or regulations, or suitability for any particular use.

All building square footage, acreage, dimensions, and other measurements are approximate. References to existing or potential property uses are descriptive only and do not constitute representations that such uses are legally permitted, approved, feasible, or economically viable.

Prospective purchasers and their representatives are responsible for conducting their own independent investigations, inspections, measurements, and verification of all information, including zoning, permitted uses, building permits, occupancy requirements, code compliance, environmental conditions, structural conditions, utility services and capacity, easements, title matters, and any requirements associated with future occupancy, renovation, or redevelopment.

PROPERTY IS OFFERED AS-IS, WHERE-IS, WITH ALL FAULTS, SUBJECT TO THE TERMS AND CONDITIONS OF THE CREXi AUCTION AND THE DEFINITIVE PURCHASE AND SALE AGREEMENT.

All information is subject to errors, omissions, changes, prior sale, withdrawal, and applicable auction terms without notice.