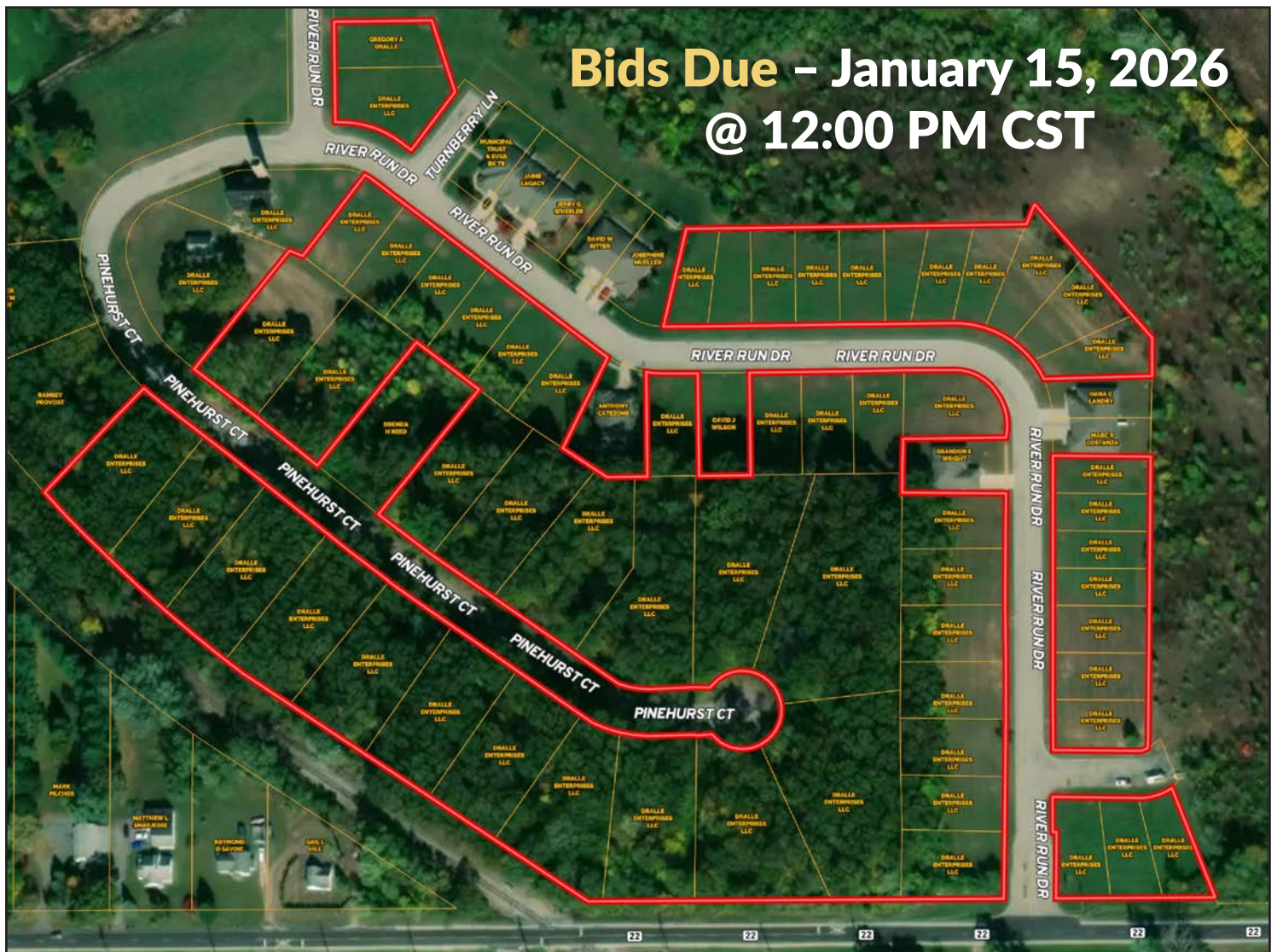




PROPERTY SERVICES

SEALED BID **SALE**

60 Parcels, 44 Lots – Aroma Park, IL
River Run Subdivision – Single and Multifamily



ROBERT J. WARMBIR
Designated Managing Broker
License #471.021140

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com



SEALED BID SALE

60 Parcels, 44 Lots – Aroma Park, IL

Nestled in the serene village of Aroma Park, Illinois—just steps from the scenic Kankakee River—this exceptional portfolio offers **60 fully serviced parcels across 44 platted lots**, sold as one turnkey transaction in a sealed bid sale.



With paved roads and utilities already in place, these build-ready sites are zoned for a mix of single-family and multi-family development, ideal for builders and investors seeking immediate construction starts.

Located only 3 miles from downtown Kankakee and 60 miles from Chicago, Aroma Park combines riverside tranquility with excellent accessibility via I-57 and IL-50. Residents enjoy direct access to the Kankakee River's boating, fishing, and trails, plus nearby parks, schools, and medical centers. Fueled by regional population growth this shovel-ready opportunity is primed for visionary development.

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SEALED BID SALE

60 Parcels, 44 Lots – Aroma Park, IL

Lot Information

- 60 Total Parcels
- 44 Total lots
 - 37 Single Family
 - 7 Multifamily – 2-4 units

Utilities

- Water to each lot
 - Water managed by Aqua
- Sewer to each lot
 - Required to purchase septic tank from the Village.
 - Approx. cost of \$12,000 per tank
 - 3 multifamily units can be connected to one tank
- Tap on fees of approximately \$1,000 per lot

Taxes

2024 payable in 2025

\$790.80

Additional lot information available upon request



Link to
interactive
map



The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.



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SEALED BID SALE

River Run Development Map



**PROPERTY
SERVICES**

☐ PHASE ONE
☐ FUTURE PHASES



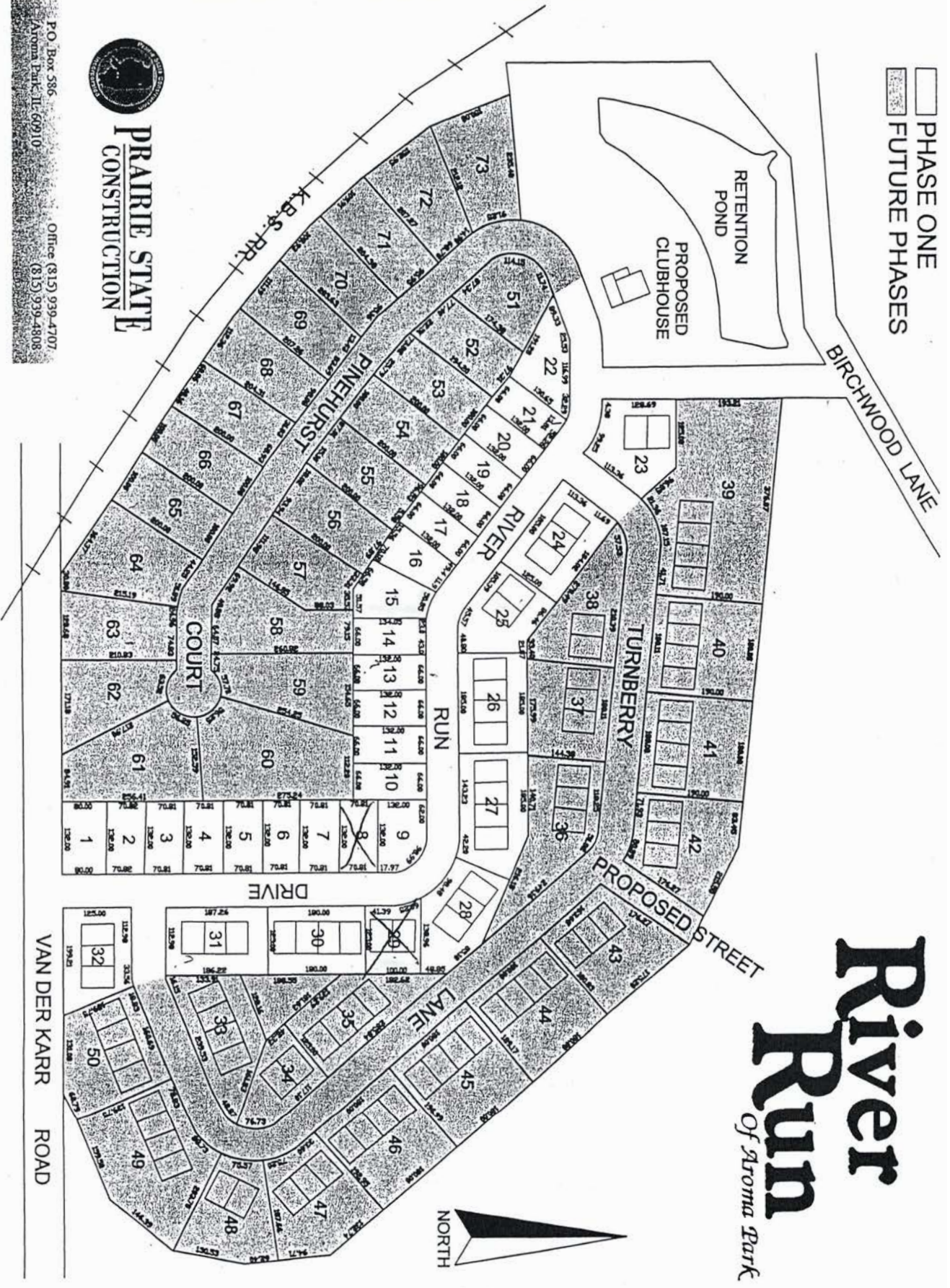
**PRAIRIE STATE
CONSTRUCTION**

P.O. Box 586
Arroma Park, IL 60910
Office (815) 939-4707
(815) 939-4808

DISCLAIMER:
ALL DIMENSIONS ARE APPROXIMATE. REFER TO
PLAT MAP FOR ACTUAL LOT DIMENSIONS AND EASEMENTS.

* ALL CONSTRUCTION TRUCK TRAFFIC MUST USE
VAN DER KARR ROAD ENTRANCE.

REFER TO DEVELOPER FOR PROPOSED TRAIL SYSTEM.

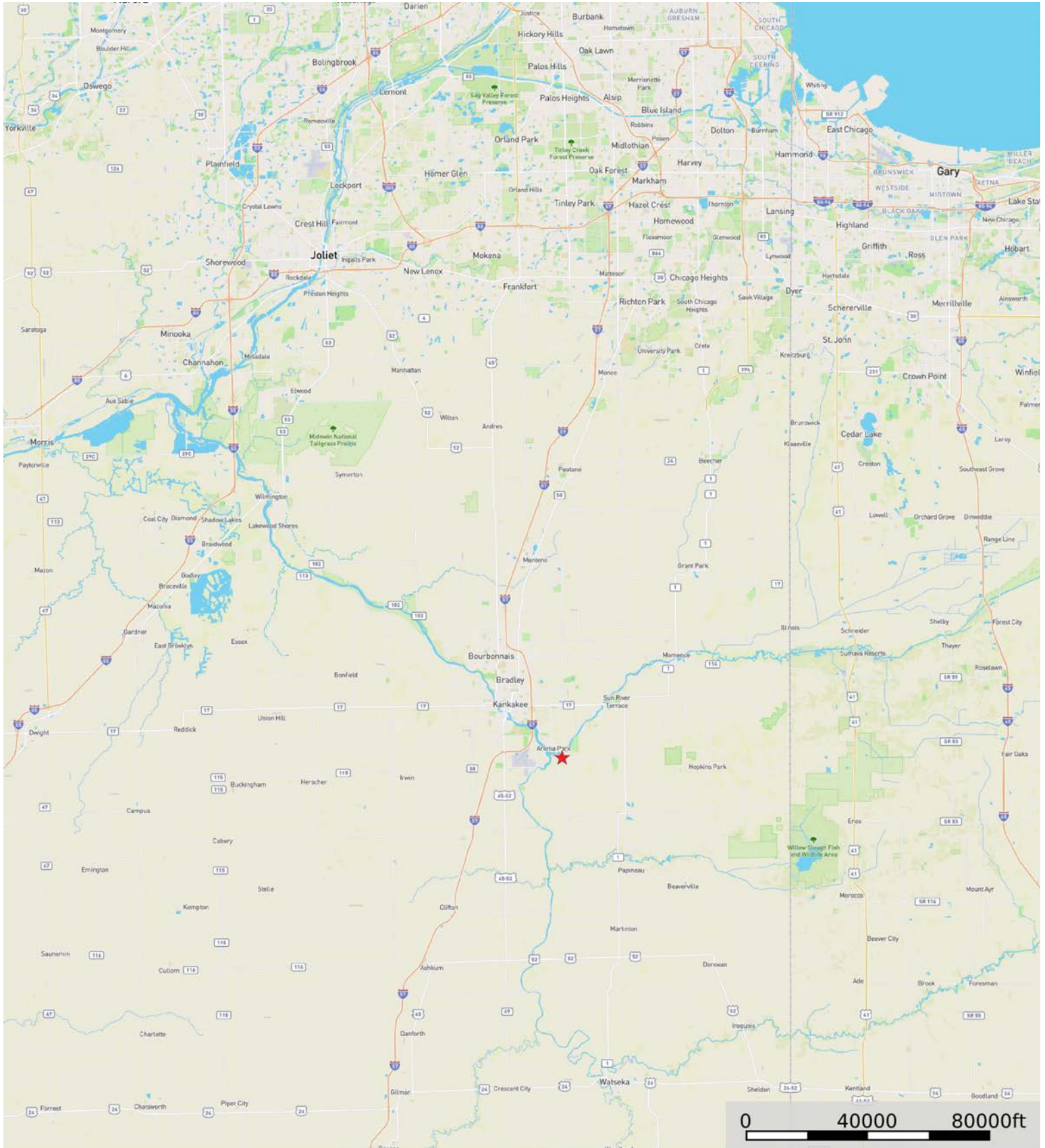


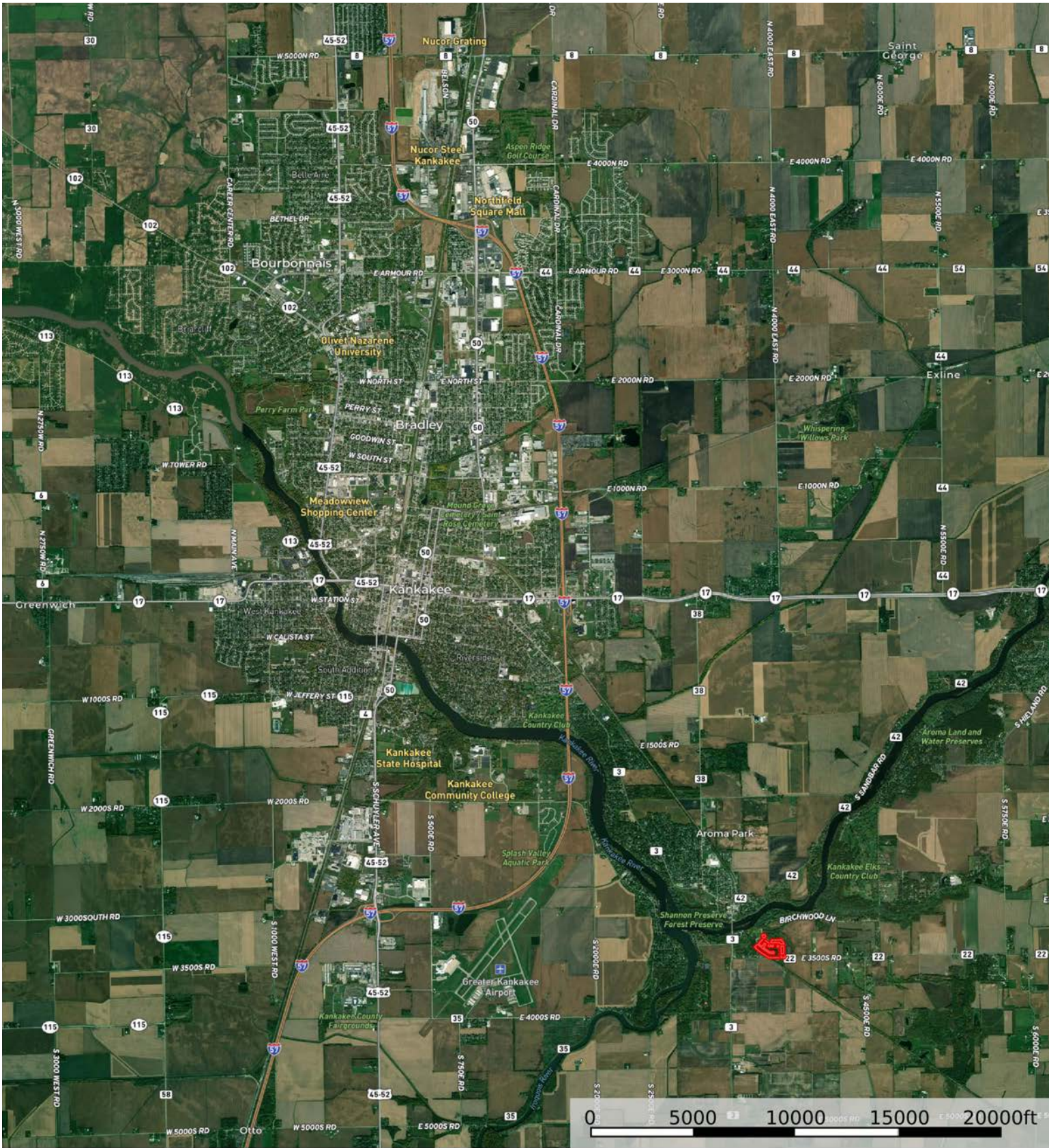


**PROPERTY
SERVICES**

SEALED BID SALE

Location Map #1





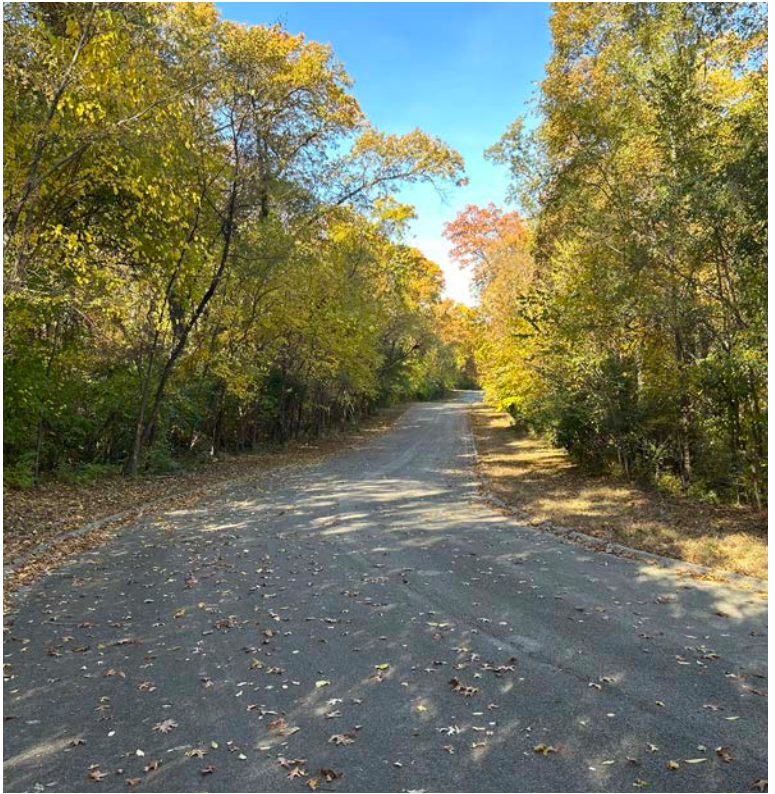




**PROPERTY
SERVICES**

SEALED BID SALE

60 Parcels, 44 Lots – Aroma Park, IL



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SEALED BID SALE

Terms and Conditions

Bid Deadline: January 15, 2026 @ 12:00PM CST

Email/Mail To:

rob@rwpropertyservice.com
RW Property Services LLC
2960 N. 1100 East Rd.
Clifton, IL 60927

Seller: Dralle Enterprises LLC

Attorney: Steve Tongren

Agency: RW Property Services LLC and their representatives are Agents of the Sellers

Procedure: This property will be offered as a single tract.

Financing: Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices: Upon acceptance of bid by Seller, the successful bidder will enter into a purchase contract and deposit the required earnest money with the designated escrow agent.

Down Payment: A ten percent (10%) earnest money deposit of the total purchase agreement prices will be due within 1 business day of being notified their bid was accepted.

Closing: Closing shall take place on or before February 28, 2026.

Possession: Possession will be granted at closing.

Title: Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer.

Real Estate Taxes and Assessments: The 2026 real estate taxes due and payable in 2027 shall be prorated to the date of closing and a credit given to Buyer at closing. Payment of said taxes is now the responsibility of the Buyer.

Disclaimer and Absence of Warranties: All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an "As Is, Where Is, With All Faults" basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by Seller, RW Property Services LLC, or its representatives. Each potential bidder is responsible for conducting its own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, RW Property Services LLC, or its representatives. Photographs are used for illustrative purposes only. The Seller, RW Property Services LLC, and its representatives reserve the right to preclude any person from bidding. Seller, RW Property Services LLC, and its representatives disclaim any and all responsibility for bidder's safety during any physical inspection of the property.

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SEALED BID FORM

60 PIN's, 44 Lots-Aroma Park, Illinois

Bidder Information

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

I have received, read, and understand the terms and conditions of this offer.

Property Information: *See River Run Lot Information PDF*

I hereby offer \$ _____ for the above referenced property. Bid is total price and not per lot. I agree to sign a purchase agreement and deposit 10% earnest money within 1 business day of being notified that my bid was accepted.

By signing this Sealed Bid form, I understand that RW Property Services LLC, and its representatives, represent the Seller(s) and are not acting on behalf of the Buyer(s). This notice of no agency is provided as required by state law.

Signature _____ Date _____

Return no later than 12:00PM CST, January 15, 2026 to:

Rob Warmbir
rob@rwpropertyservice.com
RW Property Services LLC
2960 N. 1100 East Rd.
Clifton, IL 60927

815.693.4063

rwpropertyservice.com



Company **Services**

Farmland Real Estate

Appraisal Services

815.693.4063

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