

AUCTION
COMMERCIAL REAL ESTATE
THURSDAY, JUNE 20, 2019 • 6 P.M.
TO SELL ON SITE
320 N. MAIN, JACKSONVILLE, IL

GENERAL DESCRIPTION: Lot approximately 183' N/S x 175' E/W; bordering N. Main St. on west (183') & Washington St. on the north (175') & N. Mauvaisterre St. on the east (183') & Madison St. on the south (175'). Property is improved with wood frame building containing approximately 32,000 sq. ft. m/l. formerly used as a lumber yard & most recently as warehousing. Current Zoning M-1.

REAL ESTATE SALE TERMS and other information available at time of **VIEWING**

VIEWING by appointment with auctioneer.

SELLER: JEFFREY D. ANDREWS,
EXECUTOR
M. DEAN ANDREWS ESTATE

ATTORNEY: DANIEL J. BEARD
BELLATTI, FAY, BELLATTI & BEARD, LLP
816 W. STATE, JACKSONVILLE, IL 62650



MIDDENDORF BROS.
AUCTIONEERS & REAL ESTATE
217-243-5486 www.middendorfs.com



SALE TERMS: Upon conclusion of auction Seller and Buyer shall execute a purchase agreement with Buyer to pay Two Thousand dollars (\$2,000.00) as down payment. Balance payable on or before July 19, 2019 . Possession given upon final settlement. Seller will convey by Executor's Deed and furnish Title Insurance for amount of purchase price. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. **TAXES:** 2018 taxes due in 2019 to be paid by Seller. Buyer to assume 2019 and subsequent taxes.

PROPERTY SELLING "AS IS" without representation or warranty expressed or implied. Sale is **WITHOUT RESERVE**.

LEGAL DESCRIPTION: Lots One (1), Two (2), and Three (3) in Robertson's Addition to the Town, now City, of Jacksonville, Morgan County, Illinois.

REAL ESTATE TAXES:

2018 payable in 2019 \$2,094.84

ZONING: M-1

SPECIAL NOTES:

* Buyer to pay all of 2019 Real Estate taxes due and payable in 2020.

* Property selling "AS IS" – in need of complete roof replacement

Information contained herein was obtained from private and public sources and is subject to individual verification. No liability for its inaccuracy, errors or omissions is assumed by the Seller or their agents.