

ESTATE AUCTION
MONDAY, OCTOBER 22, 2018 • 6 P.M.
TO SELL ON PREMISES AT
679 S. WEST ST., JACKSONVILLE, IL



RESIDENCE: Six-room frame dwelling; (Four rooms down) den – full bath – living room – family room – kitchen. Upstairs has two bedrooms. Basement – gas f/a furnace – 2 window air units – small enclosed back porch – open front porch w/concrete floor. Lot approximately 50' x 170'.

VIEWINGS: 5 p.m. to 6 p.m. Mondays, Oct. 8 & 15 or by contacting auctioneers.

LEO J. BALDWIN ESTATE
TIMOTHY J. BALDWIN, INDEPENDENT
ADMINISTRATOR
ATTORNEY: EDDIE CARPENTER
305 W. STATE, JACKSONVILLE, IL 62650



MIDDENDORF BROS.
AUCTIONEERS and REAL ESTATE
211 South West Street • Jacksonville, IL 62650-2431
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 November 19, 2018. Possession given upon final settlement. Seller will convey by Administrator'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 prorated to date of closing. Seller's portion paid as a credit against the purchase price. Buyer to assume 2019 and subsequent taxes.

PROPERTY SELLING "AS IS" without representation or warranty, expressed or implied. Sale subject to price acceptance of Seller.

LEGAL DESCRIPTION: Lot Four (4) in Patterson's Subdivision of Part of Lot One (1) in Block Twenty-three (23) in the City Addition to the City of Jacksonville, Morgan County, Illinois.

REAL ESTATE TAXES:

2017 paid in 2018 \$653.26 w/2 exemptions

SCHOOL: Jacksonville School District #117 – Washington Elementary

ZONING: R-5

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.