

**AUCTION**  
**RESIDENTIAL REAL ESTATE**  
**TO SELL ON PREMISES**  
**TUES., APRIL 7, 2020 • 6 P.M.**



**613 W. GREENWOOD, JACKSONVILLE, IL**

**GENERAL DESCRIPTION:** Ranch style home containing 3 bedrooms – bath & half – kitchen w/newer Kenmore appliances & dining area – living room, Basement; mostly finished w/various room – gas furnace & central air – replacement windows – attached two car garage – Lot approximately 82' x 104'.

**SALE TERMS, Legal description and other information available at time of VIEWING**

**VIEWINGS:** 5 p.m. to 6 p.m. Tuesdays, March 17 & 24 or by appointment with auctioneers.

View online at [middendorfs.com](http://middendorfs.com), [auctionzip.com](http://auctionzip.com) #3493 or contact auctioneers.

**SELLER: TERRY W. BEAUCHAMP P.O.A**  
**FOR INA M. BEAUCHAMP**  
**ATTORNEY: THOMAS L. VEITH**  
**BELLATTI, FAY, BELLATTI & BEARD, LLP**  
**816 W. STATE, JACKSONVILLE, IL 62650**



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.

**SALE TERMS:** Upon conclusion of auction Seller and Buyer shall execute a purchase agreement with Buyer to pay Ten (10) percent as down payment. Balance payable on or before May 7, 2020. Possession given upon final settlement. Sellers will convey by Warranty 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:** Sellers to pay 2019 taxes due in 2020 and their portion of 2020 taxes due in 2021, which are to be prorated to date of closing. Sellers' portion to be paid by giving Buyer a credit against the purchase price based upon the best available information.

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

**BRIEF LEGAL DESCRIPTION:** One Hundred Four and Fifty-five hundredths (104.55) feet off of the North end of Lot Seven (7) of the Plat of Diamond View Addition to the Village of South Jacksonville, Morgan County, Illinois.

**REAL ESTATE TAXES:** \$1,602.90 2018 paid in 2019 w/2 exemptions

**SCHOOL:**

Jacksonville School District #117 – South Elementary

**GENERAL INFORMATION:**

Living room 20'11" x 11'4"

Kitchen w/dining area 21'6" x 10'8"

With Kenmore appliances; side-by-side refrigerator w/ice & water – smooth top electric range - microwave - dishwasher

Bedrooms: NE 11'7" x 11'5" plus closet

E 11'7" x 11'5" plus closet

SE 12'11" x 11'7" Half Bath 5'10" x 3'10"

Bath 7'6" x 4'10"

Note: Main floor w/hardwood floors, kitchen & baths w/ceramic tile

**BASEMENT:**

Rec room 20'2" x 9'7" w/cedar lined closet

Family room 16'8" x 10'8" w/vinyl floor

Office 12'x" x 11'5" plus closet

Laundry room 12' x 10'10"

2 storage rooms 16'6" x 11'4" and 10'9" x 10'7"

Furnace room 7'6" x 5'9"

Gas furnace & central air

200 amp electrical service

**GARAGE:** 25'7" x 23'6" w/2 overhead doors w/openers

Storage building 12' x 10'