

AUCTION

WED., JULY 6, 2016 • 6 PM

TO SELL ON PREMISES

108 S. LUDWIG, ALEXANDER, IL

• **REAL ESTATE:** Lot approximately 137' x 68' containing old bldgs. & various misc. items

WILLIAM EARL BELTON ESTATE

SELLER: BARBARA GOACHER, EXECUTOR

• **2009 MANUFACTURED 14' X 60' HOME:** 2 bedrooms – full bath – living room – kitchen w/appliances – nat. gas furnace & central air!

NOTICE: Real estate will sell first, then mfg. home; If buyer of home is different than buyer of real estate then home must be removed from property at Buyer's expense!

SALE TERMS and other information available at time of viewing and at middendorfs.com or contact auctioneers.

VIEWINGS: 5:30 p.m. to 6:30 p.m.

Wednesday, June 22 or by contacting auctioneers.

BARBARA GOACHER, OWNER

ATTORNEY: EDDIE CARPENTER

305 W. STATE, JACKSONVILLE, IL 62650



MIDDENDORF BROS.
AUCTIONEERS and REAL ESTATE
211 South West Street • Jacksonville, IL 62650-2432
217-243-5486 www.middendorfs.com



REAL ESTATE SALE TERMS: Upon conclusion of auction Seller and Buyer shall execute a purchase agreement with Buyer to pay One Thousand Dollars (\$1,000.00) as down payment. Balance payable on or before August 5, 2016. 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:** 2015 taxes due in 2016 to be paid by the Seller. Buyer to assume all of 2016 taxes due in 2017 based upon the best available information.

PROPERTY SELLING "AS IS" without representation or warranty expressed or implied.

BRIEF LEGAL DESCRIPTION: Lot Three (3) in Block Twelve (12) in the Original Plat of the Town of Alexander, Morgan County, Illinois.

TAXES: 2015 payable in 2016
Real Estate \$159.65 w/0 exemptions

SCHOOL: Franklin-Alexander School District

MANUFACTURED HOME SALE TERMS: 2009 Dutch Model DT-1460-01 to sell following the real estate. Upon conclusion of auction Buyer to pay full purchase price, possession given at that time. If Buyer is different than real estate buyer, then manufactured home must be removed from property (at Buyer's expense) by 5:00 p.m. on Wednesday, July 20, 2016. **TAXES:** 2015 taxes due in 2016 to be paid by the Seller. Buyer to assume all of 2016 taxes due in 2017 based upon the best available information.

TAXES: 2015 payable in 2016
Manufactured home \$455.65

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.