

**ESTATE AUCTION
THURSDAY, OCT. 25, 2018 • 6 P.M.
TO SELL ON PREMISES AT
618 HALL DRIVE
SOUTH JACKSONVILLE, IL**



DESCRIPTION: Six-room ranch dwelling; 3 bedrooms – 2 full baths – living room – eat-in kitchen – laundry room – sun porch – basement – ½ bath - gas f/a furnace/central air – vinyl & aluminum siding - attached garage – concrete drive. Lot approximately 132' x 105'.

VIEWINGS: 5 p.m. to 6 p.m. Thursdays, Oct. 4, 11 & 18 or by contacting auctioneers.

JOYCE A. BOMKE ESTATE
DAVID H. JENNINGS, INDEPENDENT EXECUTOR
ATTORNEY: C MATTHEW A. SMITH
BELLATI, FAY BELLATI AND BEARD LLP
618 WEST STATE ST., JACKSONVILLE, IL



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



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 November 26, 2018. 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 prorated to date of closing. Seller's portion to be 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 Forty-four (44) in the Plat of 2nd Re-Subdivision of Part of Diamond View Addition to the Village of South Jacksonville, Morgan County, Illinois.

REAL ESTATE TAXES:

2017 paid in 2018 \$1,778.32 w/3 exemptions

SCHOOL: Jacksonville School District #117 – South Elementary

GENERAL INFORMATION:

Living room 21'3" x 12'

Front entry 11'4" x 9'6"

Kitchen 15'7" x 13'5" w/like new stainless appliances; Samsung French door refrigerator, 30" flat top electric range, microwave

SE bedroom 13'7" x 11'7" plus closet

East bedroom 12' x 9'5" plus closet

NE bedroom 13'7" x 12" plus closet w/full bath 7'7" x 4'7"

Laundry room 11'4" x 11'1" plus closet

Sun porch 17'8" x 11'7" w/windows & screens

25' x 20' attached garage w/newer 16' x 8' overhead door w/opener

Newer poured concrete driveway

Replacement windows

Vinyl & aluminum siding & soffit

Basement w/installed de-water system

½ bath

Laundry hook-ups

Heil gas f/a furnace

40 gal. gas water heater

100 amp breaker system

Pool table

Sentricon termite system