

## AUCTION

**WED., NOV. 14, 2018 • 3:30 P.M.**  
**TO SELL AT 908 PIONEER DRIVE, SOUTH**  
**JACKSONVILLE, IL**

**RESIDENCE (to sell 5:30 p.m.):** Log-style home; two bedrooms – full bath – living room w/fireplace – kitchen – utility room – open breeze-way/patio – gas f/a furnace & central air – double car attached garage, concrete drive. Lot approximately 120' x 82.5'.

**VIEWINGS: 5 p.m. to 6 p.m. Thursdays, October 25 & November 1 or by contacting auctioneers.**

**TOOLS:** Snap on wall mounted cabinet (antique) - Snap-on tool box 10 drawers - Craftsman tool box 6 drawers - Craftsman tool box 14 drawers on wheels - Work bench Craftsman - Pacemaker Henke air compressor model no VT2R-BL Ser no 31522 220 Volts - Atlas snow blower 22 in 5hp Tecumseh - B&D edge hog electric - Craftsman 2300 PSI pressure washer 6 hp - Poulan 17:5 42" deck riding mower hydrostat does not run (as is) - Stihl weed eater - Briggs and Stratton 5000 watts generator - Milwaukee heavy duty chop saw - B&D power master saw - Acetylene torch set - Several power tools with case - Craftsman wrenches - Craftsman tool box - Ryobi cordless blower with charger and batteries - Ryobi cordless weed eater - Ryobi grinder on stand - Large Dayton pedestal fan - Worx blower mulch vac - Floor jack -16ft alum ext. ladder - Step ladder - Stihl gas blower - Paint sprayers - Hose and reel - Drill bits - assorted hand tools **AMMO & RELOADING EQUIPMENT:** Metal 10-gun cabinet - Mec reloaders 2 12 gauge – Shot – Powder – Wads - Primers - 22 ammo long rifle – Extra Large amount of 12 gauge ammo new and reloads **HOUSEHOLD:** Maytag washer - Maytag gas dryer - M/W refrigerator 18 co ft. – gas stove - Sanyo flat screen tv with stand 2008 - Round oak kitchen table with chairs - square table – dresser - Magic Chef microwave - Queen bed - Night stand - Lamp tables - Floral 3 cushion sofa - Floral chair - Leather rocker recliner - Cadence treadmill - Air dyne - Nautilus exerciser - Rowing machine total gym supra pro - Bowflex weight machine XTL - Other exercise equipment - Brass spittoon – Lamps – Pictures - Regulator wall clock - 3 vacuums (Hoover, Maytag, Kenmore) - Some kitchen utensils - Cutty sark ship model - other items to sell not listed!

**TERMS OF PERSONAL PROPERTY – CASH.** Buyer number issued, and check accepted upon presentation of photo identification. Federal and State ammunition laws to apply.

**BRUCE E. COLEMAN ESTATE**

**MIKE CRABB, EXECUTOR**

**ATTORNEY: RICHARD CREWS**

**THOMSON, McNEELY, CREWS & THIELEN PC**

**226 W. STATE ST., JACKSONVILLE, IL**



**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 Ten (10) percent of total bid as down payment. Balance payable on or before December 14, 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 Thirty-eight (39) in Diamond View West Subdivision in the Village of South Jacksonville, Morgan County, Illinois.

**REAL ESTATE TAXES:**

2017 paid in 2018 \$1,427.40 w/3 exemptions

**SCHOOL:** Jacksonville School District #117 – South Elementary

**ADDITIONAL INFORMATION:**

Bedrooms: SE 11'6" x 10'6" +2 closets

NE 12'2" x 9'9" +closet

Bath 7'5" x 4'9"

Living room 19'9" x 14' w/wood burning fireplace

NOTE: Need re-installed chimney outlet

Kitchen 15'8" x 11"

Utility room 8'2" x 6'3"

40 gal. gas water heater

100 amp breaker system

Garage 25' x 24' w/hanging gas heater, lined

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.



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