

**LIVE AUCTION - SAT. OCT. 30, 2021 • 9:30 A.M.
TO SELL AT 1827 LAKAMP RD., ROODHOUSE, IL
(Located 1 mile east of Manchester)**

VEHICLES: 1999 Ford F250 pickup – single cab w/ladder racks & tool box (267,571 miles) 5.4 L Triton V8 power windows & locks
2002 Ford Escort SE (147,250 miles) 2.0 4 cyl., automatic
TRAILER: bumper hitch two axle trailer 16 ft **MOWERS:** Yardman riding mower 42” deck w/Kohler engine – Poulan Pro riding mower 54” deck, Kohler 25 hp hydrostat **TOOLS:** 3 pt hitch bale mover – iron yard roller - Homark 5-drawer tool chest - Coleman PowerMate 2500 generator - Buffalo metal cutting band saw - Metal welding table w/mounted bench grinder – welding table – 3 pr air conditioner gauges & hoses - Duracraft large vise - 14 ft. alum extension ladder 3-6 ft. fiberglass stepladders – 22 ft fiberglass extension ladder – step ladder – 16 ft wood straights ladder – wooden step ladder - Remington electric chainsaw – electric leaf blower – 2 Little Giant tap & die sets – sm air compressor – old drill press - Electric pressure washer – transit w/level - Acetylene torch set - Old anvil - Air pig – 2 wheel cart – log chains – shovels – rake – hoes – axe – handyman jack – floor jack – electrical boxes, wire & parts – tool boxes – pr car ramps – pipe wrenches – Echo gas string trimmer – shop-vac – ATV sprayer tank – hand tools – hammers – bolt cutters – sockets – wrenches – screwdrivers – piers – drill bits – Craftsman flood lights on stand – nuts – bolts – screws – nails – misc hardware – steel posts – 2 jerry cans – electric fence charger w/wire – wheel barrow – 2 battery chargers 6,12 volt - **LIVESTOCK SUPPLY:** feed bunks – 2 water tanks - **HOUSEHOLD (all appliances to sell after the residence sells):** Frigidaire upright deep freeze – Frigidaire glass top range – Admiral side-by-side refrigerator w/water & ice in door – Maytag electric dryer - 4-4 ft plastic folding tables – several filing cabinets – metal office desk – sm flat screen tv – oak washstand – 2 sofas – 4 drawer chest – sm table – buffet – dining room table w/6 chairs – china cabinet – glass front shelf – 8 gun cabinet – homemade gun cabinet – wood office desk w/chair – glider rocker – 2 shelf barrister style book shelf – Seth Thomas mantle clock – Cuckoo clock – stereo w/cabinet – 4 pc queen bedroom suite – rocker – card table w/chairs - coat rack w/mirror – lawn ornaments - Plastic lawn chairs – **ANTIQUES & COLLECTABLES:** pitcher – 2 dinner bells – double wash tub – Stone jar No. 8 – buck saw – saw blade – hanging scale – 3 old wagon hubs – high-back bed – hand washing sink – 2 blow torches - 2 & 3 burner gas stoves – hats – cast-iron toy train (over 100 years old) – Marx toys – Fisher Price Popeye toy – jewelry – cameras - fire extinguisher – lil red wagon – Lynks seed thermometer – doll closet w/clothes – oil lamps – porcelain commode – stone commode – quilt rack – 2 old GE electric fans - auto motor heater – light fixtures – No 2 ear type Perfection Interstate Washer Co. Middletown Indiana – upright GE radio – mantle clock – toy pull type riding horse – powder horn – kids card table & chairs - Donna Duncan to sell: Craftmatic double bed – old secretary – folding tables – computer deck w/chair – 2 door cabinet – electronics – records – coffee table – oil lamp – storage cabinet – fan on stand – stool on roller – Shark vacuum **Note:** Vehicles, trailer, and mowers to sell at 12:15 p.m. For pictures, view at middendorfs.com, auctionzip.com ID#3493 or contact auctioneers. Food available.

**WILLIAM R. DUNCAN ESTATE
SANDRA L. KIRGAN, EXECUTOR
ATTORNEY: RONALD K. HOSKIN
LOWRY & HOSKIN LLC 217-285-4220
MIDDENDORF BROS. LLC AUCTIONEERS**



LIVE AUCTION - RESIDENTIAL REAL ESTATE
SAT. OCT. 30, 2021 • 12:30 P.M.
TO SELL ON SITE AT 1827 LAKAMP RD., ROODHOUSE, IL
(Located one mile east of Manchester)



RESIDENCE TO SELL 12:30 P.M.: Two-story frame dwelling 1st floor (3 bedrooms – bath – 2nd floor: 2 bedrooms – half bath - Basement - propane furnace – central air – some replacement windows – 2 porches – 2-car garage w/shop & lean-to attached – carport – lot approximately 2 acres.

VIEWINGS: 5 p.m. to 6 p.m. Thursdays, October 14 & 21 and Monday, October 18 or by contacting auctioneer.

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 30, 2021. Possession given upon final settlement. Seller will provide Title Insurance for the amount of purchase price and convey by Executor’s Deed. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. **TAXES:** Buyer to assume 2021 taxes due in 2022 and subsequent taxes.

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

LEGAL DESCRIPTION: Available by request from attorney or auctioneer.

REAL ESTATE TAXES: \$16.44 (w/3 exemptions) 2020 paid in 2021
Estimated as owner occupied only exemption based on current assessment is \$500.00

SCHOOL: Winchester C.U. #1

GENERAL INFORMATION:

1st floor:

3 bedrooms, den, bath, kitchen w/Whirlpool dishwasher, dining room, living room, laundry room

2nd floor:

2 bedrooms, half bath, living room (gas heater), kitchenette

Basement:

Propane gas furnace, central air, aluminum siding, some replacement windows, 2 porches, two car garage w/shop & lean-to attached on each side, open carport, lot approximately 2 acres.

Scott-Morgan-Greene Co-Operative Rural Water

Well

Septic tank

WILLIAM R. DUNCAN ESTATE
SANDRA L. KIRGAN, EXECUTOR
ATTORNEY: RONALD K. HOSKIN
LOWRY & HOSKIN LLC 217-285-4220



MIDDENDORF BROS.
AUCTIONEERS and REAL ESTATE
211 South West Street • Jacksonville, IL 62650-2431
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.