

ESTATE AUCTION

SATURDAY, JUNE 23, 2018 • 10 A.M.
AT 1108 EAST VANDALIA RD.,
JACKSONVILLE, IL



RESIDENCE (to sell 12:30 p.m.): Split-level frame dwelling; 3 bedrooms – full bath – kitchen – family room – den – vinyl siding – 24' x 30' detached garage – lot approximately 120' x 220'.

NOTE: GREAT FIXER UPPPER/FLIPPER!

VIEWINGS: 5 p.m. to 6 p.m. on Tuesdays, June 5 & 12, or by appointment with auctioneers.

• **VEHICLE/MOWERS (to sell 12 noon):** 1993 Lincoln Town Car Roadster Series Limited Edition – Cub Cadet LT 1045 riding mower w/Kohler 20 hp w/46" deck, hydrostat – Murray 14 hp B7S w/42" deck – Craftsman push mower • **TOOLS;** lawn & garden – electric & hand – alum ext ladder – step ladders – Craftsman tools boxes – floor jack – blower – trimmer – JJ&B anvil – Craftsman bench grinder – bench vise • **HOUSEHOLD FURNITURE – APPLIANCES:** Frigidaire electric stove, refrigerator, deep freezer – microwave – Kenmore washer & electric dryer – kitchen table w/4 chairs – sofa – loveseat – end tables – curved glass curio cabinet – china cabinet – corner curio cabinet – baker's rack – day bed – lamps – 2 flat screen tv's – room air conditioner – kitchen dishes, pots and pans – floor safe – HP Notebook – grills – some collectables – Fire King dishes – copper bucket – Ben Franklin pellet gun – kids lunch boxes – old Jim Beam bottle – deer hide – large amount of milk glass – old trumpet w/case – Henderson Ames ceremonial sword w/scabbard – Petibone Bros ceremonial sword w/scabbard – marbles – old trophies – Crimson "J" yearbooks 1955, 1956, 1957 – Winston lighters – large collection die-cast cars (large Nascar; Bill Elliott collection) – many other articles to sell not mentioned!

For listing and additional information, pictures & sale terms view online at middendorfs.com or [#3493](http://auctionzip.com) or by contacting auctioneers.

SELLER: ROBERT MICHAEL FERRIS ESTATE

ATTORNEY: EDDIE CARPENTER

305 W. STATE, JACKSONVILLE, IL



MIDDENDORF BROS.
AUCTIONEERS & REAL ESTATE
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 as down payment. Balance payable on or before July 26, 2018. Possession given upon final settlement. Seller will convey by Administrator'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:** Seller to pay 2017 taxes due in 2018 and their portion of 2018 taxes due in 2019, which are to be prorated to date of closing. Seller's 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: Lot Two (2) in Tamara Subdivision, being a part of the Northeast Quarter of the Northeast Quarter of Section Thirty-four (34), Township Fifteen (15) North and Range Ten (10) West of the Third Principal Meridian, Morgan County, Illinois.

REAL ESTATE TAXES: \$1,805.02 2017 paid in 2018 w/3 exemptions (Owner Occupied, Senior Homestead, Senior Assessment Freeze)

2017 payable in 2018
\$2,425.00 w/owner occupied exemption (estimated w/current assessment)

SCHOOL:

Jacksonville School District #117 – South Elem.

GENERAL INFORMATION:

1st level: Kitchen/Living room w/hardwood floor

2nd level: 3 bedrooms/full bath

Lower Level #1: Family room/Laundry room

Lower Level #2: Den/Storage room

40 gal. gas water heater

200 amp breaker system

Sump pump

NOTE: well/septic tank

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.