



LIVE AUCTION
SAT. JUNE 25, 2022 • 8:30 A.M.
OLD MANCHESTER SCHOOL GYMNASIUM
LAWN MOWER - TOOLS – LUMBER – BICYCLES –
COLLECTIBLES - PEZ & M&M COLLECTIONS –
PEDDLE CARS

TO SELL ON PREMISES

EAST FIFTH ST., MANCHESTER, IL

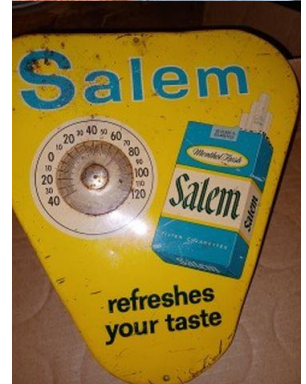
NOTE: AS OF 6/22/22 THERE WILL BE NO GUNS SOLD AT THIS AUCTION!

REAL ESTATE to sell 11:30 a.m.: Approx. 50' x 100' with 15' x 14' office area metal frame building, (Old Manchester School Gymnasium) 22' metal and wood sliding door, dbl steel doors into office, gas wall heater, Daka wood burning furnace, elec. breaker, partial basement. **MOWER to sell 11:15 am:** Gravely zero-turn ZT 60HD 60" cut 24hp Kawasaki 430 hours **LUMBER:** large lot of 12' 2x4's approx. 120+ - lot of 6' and 8' 2x4's approx. 90+ - treated 4x4's – sheets of OSB and plywood – 2 hand hewn barn beams - **TOOLS AND OTHER:** large lot of hand tools – wrenches – sockets – screwdrivers – tire changer – toolboxes – electric power tools – air pig – tire inflator – chain saws – ladders (18' fiberglass ext., 8' fiberglass step, 6' fiberglass step, 20 alum ext., wooden step) 2 ton floor jack, new in box – 3 ton Pittsburgh floor jack – pair of iron tractor wheels – tires & wheels – Pincor gas powered generator 3000 watts, needs carb. - Reddy kerosene heater 165,000 btu – pair of forklift extension arms – cable hoist – lot of scrap iron – assortment of new nuts & bolts – hardware store nail bin - 16' bumper hitch tandem axle trailer w/ramps – multiple weed eaters – gas blowers -large lot of plastic crates - toy wrecker peddle car - many fishing rods & reels, old lures – pr of iron tractor wheels – go cart w/racing body – Kymlo-Mongoose 50 4-wheeler – lot of doors from old Manchester School – auditorium seats from old school – Lots of collectible M&M items (dispensers, cups, tins, etc.) – Pez dispensers – Die-cast Ranger bass boat 1/24 scale – Die-cast car from movie Grease, new in box – large asst of misc toys – toy trains – Hot Wheels cases w/Hot Wheels – many old coins – many kids bicycles **HOUSEHOLD:** some antique furniture – hospital bed – elec. wheel chair – some other furniture – many items to sell not listed!

Note: Lawn mower to sell at 11:15 a.m. For terms and pictures, view at middendorfs.com, auctionzip.com ID#3493 or contact auctioneers. Food available.

SELLER: MELISSA MOORE AS ADMINISTRATOR OF
THE EVELYN L. HOUSTON ESTATE
JOHN PAUL COONROD, ATTORNEY
KENNY RAHE, AUCTIONEER

MIDDENDORF BROS.
AUCTIONEERS and REAL ESTATE
 211 South West Street • Jacksonville, IL. 62850-2431
 217-243-5486 www.middendorfs.com



LIVE AUCTION - SAT. JUNE 25, 2022 • 8:30 A.M.

TO SELL ON PREMISES EAST 5TH STREET, MANCHESTER, IL

REAL ESTATE to sell 11:30 a.m.: 50'x100' metal frame building w/14'x15' office, partial basement, 22' sliding door, 13' sidewalls, steel dbl entry doors into office. Lot approx. 3 +/- acres.

VIEWINGS: 5 p.m. to 6 p.m. Wednesdays, June 15 & 22 or by contacting Middendorf Bros.

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 25, 2022. Possession given upon final settlement. Seller will provide Title Insurance for the amount of purchase price and convey by Administrator's Deed. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. TAXES: Seller to pay 2021 taxes due in 2022 and their portion of 2022 taxes due in 2023, which are to be prorated to date of closing. Sellers' 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.

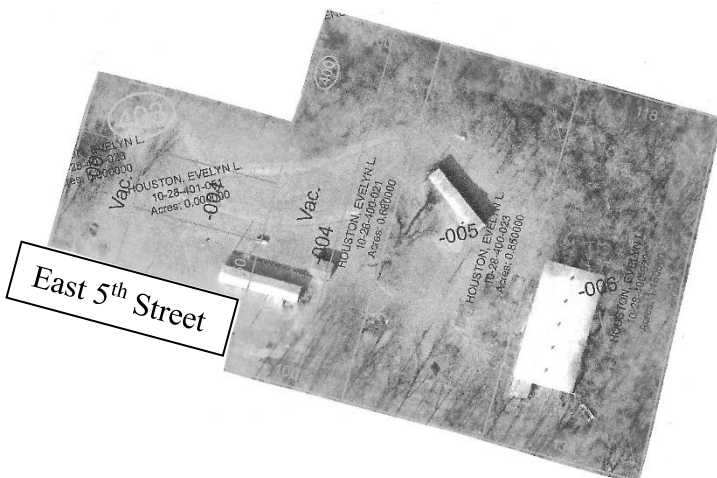
LEGAL DESCRIPTION: A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Eleven (11) West of the Third Principal Meridian, and more particularly described as follows: Commencing at the Northeast corner of Lot 200 of Lamme & Hickman's Addition to the Town of Manchester, Scott County, Illinois, thence Southerly along the East line of said Lamme & Hickman's Addition about 310 feet to the Northeast corner of Lot 195 of said Lamme & Hickman's Addition, thence Eastwardly at right angles with the East line of said Addition about 354 feet, to the fence on the East line of said property, thence Northerly following the line of said fence to a hedge on the South line of the former Greenwalt property, thence Westwardly along said hedge 338 feet in a straight line to the place of beginning, except 100 feet off of the West side thereof.

One Hundred (100) feet off of the West side of the following described parcel, being a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Eleven (11) West of the Third Principal Meridian, and more particularly described as follows: Commencing at the Northeast corner of Lot 200 of Lamme & Hickman's Addition to the Town of Manchester, Scott County, Illinois, thence Southerly along the East line of said Lamme & Hickman's Addition about 310 feet to the Northeast corner of Lot 195 of said Lamme & Hickman's Addition, thence Eastwardly at right angles with the East line of said Addition about 354 feet, to the fence on the East line of said property, thence Northerly following the line of said fence to a hedge on the South line of the former Greenwalt property, thence Westwardly along said hedge 338 feet in a straight line to the place of beginning; also, Lots 196, 197, and 198, and 27 1/2 feet off the East end of Lots Number 153, 154, and 155, all in Lamme and Hickman's Addition to the Village of Manchester, situated in Scott County, Illinois.

REAL ESTATE TAXES: \$561.36 (w/ exemptions)

**SELLER: MELISSA MOORE AS
ADMINISTRATOR OF EVELYN L.
HOUSTON ESTATE
JOHN PAUL COONROD, ATTORNEY
KENNY RAHE, AUCTIONEER**

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