

AUCTION
TUESDAY, OCT. 16, 2018 • 4 P.M.
TO SELL AT AMERICAN LEGION,
903 W. SUPERIOR, JACKSONVILLE, IL



1719 S. MAIN, SOUTH JACKSONVILLE

RESIDENCE (to sell 6 p.m.): Five-room brick dwelling; 2 bedrooms - living room – family room – eat-in kitchen – basement - gas f/a furnace, central air – open front porch w/concrete floor. Older unattached garage. Lot approximately 60' x 263'.

NOTE: GREAT FIXER-UPPER OR FLIPPER!

VIEWINGS: 5 p.m. to 6 p.m. Mondays, Sept. 24 & Oct. 1 or by contacting auctioneers.

PRIMITIVES: wash board – lanterns – minnow buckets – smudge pots – Remington wood shotgun shell box – 2 old store display racks – Edison table top cylinder player w/cylinders – 2 pitchers and bowl sets – 2 hand stitched quilts – match holder – brass drill bit holder The Cleveland Twist Drill Co. – Winchester picture – 1927 Illinois birth certificate – Morgan County plat books – Village South Jacksonville Diamond Jubilee Celebration 1986 – Morgan County Book 1965 – Root Beer, Frostie, Dad's bottles

CLOCKS: 2 Seth Thomas mantle clocks – Endura alarm clock, made in France – Terry Clock Co. – SF mantle clock – mantle clock made in Germany – several others

HOUSEHOLD: Brand New in Box Frigidaire front load washer & electric dryer - Whirlpool washer – Whirlpool electric dryer – Craftmatic electric lift bed, full size – full size bed - chest of drawers – cedar chest – mirrors - dresser – night stand – sofa table – sofa – occasional chairs – roll front storage cabinet – roll top desk – rugs – magazine racks - kitchen table w/6 chairs - kitchen dishes, pots and pans – blue tea set – small kitchen appliances - lawn ornaments – wood bird cages – Christmas decorations – craft items – pictures – some jewelry – cd's and vhs tapes – Singer portable sewing machine – Bissell Little Green Clean machine – 2 filing cabinets – portable electric fireplace - electric log heater

COLLECTABLES: baskets – unicorns – Danbury Mint Christmas ornaments

FURNITURE: – **SOME TOOLS:** Snapper push mower - hand tools – high wheel string trimmer w/brush blade – step ladder – wash tubs – other items to sell not listed!

TERMS OF PERSONAL PROPERTY – CASH. Buyer number issued, and check accepted upon presentation of photo identification. Title held until check clears or replaced with cash, certified or cashier's check. Please make arrangements and be prepared by bringing packing material and containers as all purchases must be removed upon conclusion of each auction. Food available.

OWNER: ROBERT E. JOHNSON
ATTORNEY: THOMAS H. PIPER
103 S. MAIN ST., WHITE HALL, IL 62092



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



SALE TERMS: Upon conclusion of auction Seller and Buyer shall execute a purchase agreement with Buyer to pay Five Thousand dollars (\$5,000.00) as down payment. Balance payable on or before November 16, 2018. Possession given upon final settlement. Seller will convey by Warranty 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 Five (5) in Dr. J.C. Windenham's Subdivision of Dewey Park Addition to the Village of South Jacksonville, situated in Morgan County, Illinois, except that part conveyed to the State of Illinois by a Warranty Deed recorded November 4, 1993 as Document # 433316.

REAL ESTATE TAXES:
 2017 paid in 2018 \$1,863.74 w/2 exemptions

SCHOOL: Jacksonville School District #117 – South Elementary

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.

