

AUCTION
TUES., SEPT. 17, 2019 • 6 P.M.
TO SELL ON PREMISES AT
205 SOUTHVIEW DR.,
SOUTH JACKSONVILLE, IL



GENERAL DESCRIPTION: One-owner, brick veneered ranch style dwelling; 3 bedrooms – 2 baths – living room – kitchen w/ eating area – dining area – basement – gas f/a furnace, central air – attached two-car garage – Lot approximately 72' x 135'.

VIEWINGS: 5 p.m. to 6 p.m. Wednesdays, August 28 and September 4 & 11 or by contacting auctioneers.

SALE TERMS available at time of viewing, at middendorfs.com, auctionzip.com #3493, or by contacting auctioneers.

ROBERTA McNEELY, OWNER
ATTORNEY: RICHARD FREEMAN
RAMMELKAMP BRADNEY

232 W. STATE, JACKSONVILLE, IL 62650



MIDDENDORF BROS.
AUCTIONEERS & REAL ESTATE
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.

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 October 17, 2019. 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:** 2019 taxes due in 2020 to be prorated to date of closing. Seller's portion paid as a credit against the purchase price. Buyer to assume 2020 and subsequent taxes.

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

LEGAL DESCRIPTION: Lot Twenty-nine (29) in Southview East Addition to the Village of South Jacksonville, according to the recorded Plat and subject to easements and restrictions of record, situated in Morgan County, Illinois.

REAL ESTATE TAXES:

2018 to be paid in 2019
\$2,839.92 w/2 exemptions

SCHOOL: Jacksonville School District #117 – South Elementary

GENERAL INFORMATION:

Kitchen w/breakfast nook 18' x 11'6"
GE gas stove - Whirlpool side by side refrigerator w/ice & water in door, GE Profile microwave, Bosch dishwasher
Dining area 12' x 10' – carpet
Living room 28' x 16' with hall closet – carpet
Bathroom 12' x 5' – tile
Southeast bedroom 15' x 15' plus 2 double closets – hardwood floor
Northeast bedroom 12'6" x 11'6" plus double closet – hardwood floor
Northwest bedroom 14' x 11'6" plus double closet – hardwood floor
Pull-down stairs for attic storage
Basement:
200 amp elec breaker box, Tempstar gas furnace
40 gal gas water heater
Bathroom 10' x 7'6" full w/shower
Aluminum soffit, Concrete patio