

AUCTION

THURS. NOV. 16, 2017 • 3:30 P.M.
RESIDENCE – HOUSEHOLD - TOOLS
TO SELL ON PREMISES AT
824 SPATES ST., JACKSONVILLE



RESIDENCE (to sell 6 p.m.): Manufactured home on crawl space: 3 bedrooms - 2 full baths - open living/dining room - kitchen - laundry/utility room - vinyl siding/aluminum soffitt -2 car detached garage - 2 storage sheds and a gazebo. Lot approximately 120' X 180'.

VIEWINGS: 5 p.m. to 6 p.m. Thursdays, October 26 and November 2 or by appointment with auctioneer.

HOUSEHOLD: Amana refrigerator - upright deep freeze - oak buffet w/hutch - oak washstand w/mirror - Flexsteel recliner - dresser w/mirror - 2 baker's racks - Pfaltzgraff dishes and serving dishes - Garry vacuum - small kitchen appliances - several grills - lawn chairs - chimnea - pet carrier **TOOLS:** Craftsman tool chest - Snapper snow blower - King Craft air compressor - aluminum loading ramps - car ramps - string trimmer on wheels - Stihl weed eater - blower - lawn cart - lawn sweep - spreader - vise - grinder - lawn mower lift - other items to sell not mentioned!

View online at middendorfs.com, auctionzip.com #3493 or contact auctioneers.

TERMS of personal property - **CASH**. Buyer number issued and check accepted upon presentation of photo identification.

OWNER: CHARLES RON MILLER
ATTORNEY: EDDIE CARPENTER
305 WEST STATE, JACKSONVILLE, IL



MIDDENDORF BROS.
AUCTIONEERS & REAL ESTATE
217-243-5486 www.middendorfs.com



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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 December 15, 2017. 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: 2017 taxes due in 2018 to be prorated to date of closing and Seller's share will be paid by giving buyer a credit against the purchase price based upon the best available information. Buyer to assume all subsequent taxes.

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

LEGAL DESCRIPTION: Lots Three (3) and Four (4) in Yates North Addition to the City of Jacksonville, Morgan County, Illinois.

REAL ESTATE TAXES:

2016 paid in 2017 \$870.70 w/3 exemptions

GENERAL INFORMATION:

3 bedrooms
2 full baths
Open kitchen/dining/living room (GE stove/Kenmore dishwasher/Maytag refrigerator)
Gas f/a furnace with central air
Vinyl siding/aluminum soffit
Covered front and rear entry
Concrete patio in rear
24' x 24' Coach House garage w/concrete floor
2 storage sheds
Gazebo

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.