

# AUCTION

**MON. MAY 7, 2018 • 6 P.M.**  
**AT 221 E. PRAIRIE ST., ROODHOUSE, IL**



**RESIDENCE:** 2 bedrooms – bath – living/dining room – kitchen – utility room – enclosed back entry – lot approximately 60 x 140.

\* NOTE: 12' x 8' utility shed (on runners) to sell after residence.

***VIEWINGS:** 5 p.m. to 6 p.m. on Wednesdays,  
April 18 & 25 or by contacting auctioneer.*

Additional information available online at [middendorfs.com](http://middendorfs.com) or [auctionzip.com](http://auctionzip.com) #3493 or contact auctioneers.

**KIPP & PHYLLIS PROEFROCK, OWNERS**

**ATTORNEY: CHARLES E. McNEELY  
THOMSON, McNEELY, CREWS & THIELEN PC  
JACKSONVILLE, IL**



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 Two thousand dollars (\$2,000.00) as down payment. Balance payable on or before June 7, 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:** Sellers 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. 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. Sale subject to price acceptance by Seller.

**LEGAL DESCRIPTION:** Lot Eleven (11) in J.W. Roodhouse's Addition to the Town, now City, of Roodhouse, according to the recorded plat of said Addition, situated in the City of Roodhouse, in Greene County, Illinois.

**REAL ESTATE TAXES:** 2015 paid in 2016 \$311.44

**SCHOOL:** North Greene Unit District #3

**GENERAL INFORMATION:**

Complete replacement; floor joist, flooring, walls, w/fiberglass batting insulation installed. Plumbing replaced  
Wireing replaced w/200 amp service (underground) & cable in rooms  
Crawl space  
Roof approx. 3 yrs old  
Some replacement windows  
Ceiling fans  
Gas f/a furnace/window air conditioner  
Gas 30 gal gas water heater  
Vinyl siding  
Aluminum soffit  
Kitchen w/30" Kenmore gas range, refrigerator  
Utility room w/washer & dryer