

ONLINE ESTATE AUCTION

REGISTER FOR BIDDING @

middendorfbros.hibid.com

ROODHOUSE, IL RESIDENCE

W/EXTRA LOTS,

LOCATED AT 439 GRAND, ROODHOUSE, IL



GENERAL DESCRIPTION: 3 bedrooms – living room – dining room – kitchen – basement. NOTE: 2 wood frame bldgs. on runners w/floor & overhead & walk-in doors selling after the residence – 1-12'x24', 1-12'x20'

• **300 LOTS OF HOUSEHOLD FURNISHINGS**

& VARIOUS ITEMS –

BUYER'S PREMIUM:

PERSONAL PROPERTY

FIFTEEN (15)%

BUYER'S PREMIUM

REAL ESTATE TWO (2)%

VIEWINGS: 4:30-6:30 p.m.

Tuesday, December 8

or by appointment with auctioneers.

Bidding ending w/a soft close –

1st item ends at 6 pm.,

AUCTION CLOSES: WED., DEC. 16, 2020

AUCTION PICK-UP: THURS., DEC. 17, 2020

From 2:30 pm – 6:30 pm – any items not picked

up will be disposed. No Refunds for items not

picked up at time listed! No Shipping.

Other information available at time of viewing or view online at middendorfs.com, auctionzip.com #3493, or by contacting auctioneers.

SELLER: LARRY SCUPHAM EXECUTOR

DONALD L. SCUPHAM ESTATE

ATTORNEY: THOMAS H. PIPER

103 S. MAIN, WHITE HALL, IL



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 Ten (10) percent as down payment. Balance payable on or before January 15, 2021. Possession given upon final settlement. Seller will provide Title Insurance for the amount of purchase price and furnish Merchantable Deed. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. TAXES: Seller to pay 2020 taxes due in 2021 by giving Buyer a credit against the purchase price based upon the best available information. Buyer to assume 2021 payable in 2022 and subsequent taxes.

NOTE: REAL ESTATE SUBJECT TO TWO (2) PERCENT BUYER'S PREMIUM.

PROPERTY SELLING “AS IS” without representation or warranty expressed or implied. Sale subject to price acceptance of Sellers.

LEGAL DESCRIPTION: Lots Numbered Four (4), Five (5) and Six (6) in John Roodhouse's Lindenwood Addition to the city of Roodhouse, according to the recorded plat thereof. Situated in the City of Roodhouse, in the County of Greene and State of Illinois.

REAL ESTATE TAXES: \$216.66 2019 paid in 2020 w/3 exemptions

SCHOOL: North Greene Unit District #3

GENERAL INFORMATION:

Gas 40 ga. Water heater

200 amp breaker electrical system

Bedroom S 15'9" x 7'9"

Bedroom W 15'6" x 11'3"

Bedroom NW 9'6" x 9'3"

Bath

Living Room 25'8" x 11'

Dining Room 14'8" x 13'5"

Kitchen 20'10" x 12'7" w/Magic Chef gas range, Whirlpool dishwasher

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.