

LIVE AUCTION

SAT. SEPT. 18, 2021 • 9:30 A.M.

TO SELL AT 235 N. PUTNAM ST., MEREDOSIA, IL



RESIDENCE TO SELL 12:30 P.M. –

Single-Story Frame Dwelling – 3 Bedrooms – Den – 2 Full Baths – Combination Kitchen/Dining – Living Room W/Wood Burning Fireplace – All Electric Home (Baseboard Heat & Central Air) On Combination Slab/Crawl Space – Large Lined Garage W/Gas & Wood Furnace – Lot Approximately 120' X 120'.

VIEWINGS: 5 p.m. to 6 p.m. Wednesdays, September 1 & 8 or by contacting auctioneer.

HOUSEHOLD: Magic Chef 30" gas range (white) – Kenmore HD washer – Whirlpool HD gas dryer – 2 recliners – dresser w/mirror & matching 5 drawer chest – matching dbl bedstead, dresser w/mirror & chest – queen size bed – dresser w/mirror – four drawer chest – full size bed w/brass toned headboard – corner cabinet w/open shelf top & doored base – glass doored china cabinet – large hope chest – 2 open front book shelves – 4 metal bar stools – drop leaf dining table – metal w/wicker shelves corner stand – coffee & lamp tables – 2 set outdoor furniture – silverware w/chest – wild life pictures w/frames – 2 Stetson hats size 7 **ANTIQUES:** table w/slide out leaves & 4 chairs – small desk w/side open shelves – five drawer chest – 3 rockers – 2 mantle clocks – kitchen wall clock – some old toys – Maytag oil can collection – Sentinel large scale –

COLLECTABLES: Santa Claus collection – doll w/china head – 4-string mountain dulcimer (handmade) – cookbooks – many assorted books –

LAWN, GARDEN & HAND TOOLS: MTD 42", Kohler 20 hp, hydro riding mower – Delta 4" belt 6: disc sander – Buffalo 6" hand grinder - cutting torch w/ gauges – small collection (double & single) axe heads **OUTDOOR:** Stack-on 24 gun safe – Sentinel pistol safe – 8-gun cabinet – several dozen leghold traps – several muskrat stretchers - several trot lines (made by commercial fisherman) – 8 gal. blue boy waste hauler – Evinrude 25 hp outboard motor (early 90's) – **MANY OTHER ITEMS!**

JOHN and PATRICIA SIMMONS, OWNERS



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SALE TERMS: Upon conclusion of auction Sellers and Buyer shall execute a purchase agreement with Buyer to pay Ten (10) percent as down payment. Balance payable on or before October 18, 2021. Possession given upon final settlement. Sellers will provide Title Insurance for the amount of purchase price and convey by Warranty Deed. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. **TAXES:** Sellers to pay 2020 taxes due in 2021 and pro-rated 2021 taxes due in 2022 by giving Buyer a credit against the purchase price based upon the best available information. Buyer to assume 2022 and subsequent taxes.

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

LEGAL DESCRIPTION: Lots Four (4) and Five (5) in Block Twenty-two (22) in Aylesworth and Cobb's Addition to the Town, now Village, of Meredosia, situated in Section 22 in Township 16 North and Range 13 West of the Third Principal Meridian, Morgan County, Illinois.

REAL ESTATE TAXES: \$1,328.96 (w/2 exemptions) 2020 payable in 2021

SCHOOL: Meredosia

GENERAL INFORMATION:

Bedrooms:

NW 12' x 11'6" plus closet

NE 16' x 12' plus closet

E 16' x 14' plus closet

Den: 18'6" x 18'

Combined living/dining/kitchen and entry:

Entry 6'6" X 3'6"

Kitchen 13' x 10"

Dining area 25'6" x 12'6"

Living room 19' x 15'6"

Garage 32' x 26'

Front deck: 25' x 16' and 15' x 13'6"

Rear deck 13'6" x 12'

Concrete patio 29' x 9'

Storage sheds:

Wood 12' x 8'

Metal 10' x 8'

Storm cellar

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.