

# ESTATE AUCTION

**THURS., APRIL 19, 2018 • 4 P.M.**  
**AT 301 LAKE ST., SOUTH JACKSONVILLE, IL**  
**(Located on the Southeast corner of S. Clay & Lake St.)**



**RESIDENCE (to sell 6 p.m.):** Six room one-story frame dwelling; 3 bedrooms – full bath – living room – combination dining room/family room – Carrier hi-efficiency gas furnace – central air – vinyl siding – covered patio w/concrete floor – two car attached garage – Lot approximately 62' x 178'.

**VIEWINGS: 5 p.m. to 6 p.m. on Wednesdays, April 4 & 11 or by appointment with auctioneers.**

• **ANTIQUES:** milk can – mantel clock – stoneware – oil lamps – iron skillet & dutch oven • **TOOLS:** several chainsaws – B & D grinder – air compressor – MTD snow blower – garden plow – floor jack – electric & hand tools • **HOUSEHOLD:** Kenmore elec stove – Kenmore stackable washer & dryer – Kenmore deep freeze – kneehole desk – hide a bed – 2 single beds (1 adjustable) – 2 dressers w/mirrors – rocking chair – flat screen tv – swivel rocker – wood shelves – kitchen dishes, pots and pans – bbq grills – jewelry – watches – telescope – metal shelves – other items to sell not listed!

For listing and additional information, pictures & sale terms view online at [middendorfs.com](http://middendorfs.com) or [auctionzip.com](http://auctionzip.com) #3493 or by contacting auctioneers.

**SELLERS: BRYAN & TAMMY CANNON, CO-ADMINISTRATORS, WITH WILL ANNEXED, OF BONNIE STICE ESTATE**  
**ATTORNEY: EDDIE CARPENTER**  
**305 W. STATE, JACKSONVILLE, IL**



**MIDDENDORF BROS.**  
**AUCTIONEERS and REAL ESTATE**  
211 South West Street • Jacksonville, IL. 62850-2431  
**217-243-5486** [www.middendorfs.com](http://www.middendorfs.com)



**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 May 18, 2018. Possession given upon final settlement. Sellers will convey by Administrators' 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 of Sellers.

**BRIEF LEGAL DESCRIPTION:** Lot Seven (7) in the Subdivision of Jones and Buffe's Second Park Hill Addition to the Village of South Jacksonville, Morgan County, Illinois.

**REAL ESTATE TAXES:** \$1066.50 2016 paid in 2017 w/3 exemptions

2017 payable in 2018  
\$1,495.00 w/owner occupied exemption (estimated w/current assessment)

### **ZONING:**

Jacksonville School District #117 – South Elem.

### **GENERAL INFORMATION:**

Home is on a concrete slab, was built in approximately 1962 and contains 1,408 sq. ft. of living space.

Several replacement windows

40 gal gas water heater

Bedrooms: NE 16'6" x 13'3" plus large closet

E 15'6" x 11'7" plus 4 closets

SE 12'1" x 9'5" plus closet

Living Room 17'7" x 11'8"

Dining/Family Room 20'7" x 11'9"

Kitchen 12'8" x 11'8"

Garage 24' x 20' (100 amp electric)

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.