

AUCTION

TUES., MARCH 27, 2018 • 5 P.M.
At 105 N. WABASH, BLUFFS, IL



RESIDENCE (to sell 6 p.m.): Single story w/3 bedrooms – 1 ½ baths – living room – dining room – kitchen – lot approximately 100' x 100'.

VIEWINGS: 5 p.m. to 6 p.m. on Tuesdays, March 13 & 20 or by appointment with auctioneers.

• **TRUCK (to sell 5:45 p.m.):** 2016 GMC Canyon SLE Ext Cab 4 wd, 3.6L V/6 (21,000+ miles) VIN1GTH6CE35G1337337 • **STORAGE SHED (to sell following the residence):** 16' x 10' w/wood floor & sliding door • **HOUSEHOLD:** (partial mention) Whirlpool 30" elec range w/glass top (like new, 4 mo old) – small chest freezer (like new, 4 mo old) – 3 pc family room set (sofa, chair, swivel rocker) – coffee tables, lamp tables – various bird/duck artwork – 3 Frederic Remington figurines (Limited Edition) - Epson copier – metal supply cabinet – lateral two-drawer file cabinet – small gas grill - 2 pistol crossbows - Lawn Boy mower w/Honda engine s/p & elec start – MTD Yard Machine 22" 5.5 hp snow blower – small floor jack – chain hoist – pr car ramp – ratchet straps – sprayer – limb saw - some hand and lawn tools!

TERMS of PERSONAL PROPERTY – CASH. Buyer number issued and check accepted upon presentation of positive identification. View at middendorfs.com or auctionzip.com ID #3493 or contact auctioneers.

ROYAL R. VANHYNING, OWNER

ATTORNEY: JOHN D. COONROD, WINCHESTER, IL



MIDDENDORF BROS.
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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 April 27, 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:** Seller to pay 2017 taxes due in 2018 their portion of 2018 taxes due in 2019 which are to be prorated to date of closing. Seller's 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 Seller.

BRIEF LEGAL DESCRIPTION: The North One-Half (N-1/2) of Lot Thirty-four (34), except Fifty (50) feet off the West side thereof, and the South One-Half (S-1/2) of Lot Thirty-five (35), except Fifty (50) feet off the West side thereof, all in Charles Oakes First Addition to the Village of Bluffs, in the County of Scott and State of Illinois.

REAL ESTATE TAXES:

\$1,031.00 2016 paid in 2017 w/0 exemptions

2017 payable in 2018

\$ 62.40 w/3 exemptions (estimated)

2018 payable in 2019

\$965.00 w/owner occupied exemption (estimated)

GENERAL INFORMATION:

Concrete block constructed w/brick veneer on concrete slab

Aluminum soffit

Contains approximately 1500 sq ft of living space

Built approximately 1960

Furnace (4 months old)

Central air

Newer thermal windows

Roof (approximately 8 yrs old)

Water softener (approximately 4 yrs old)

Carpet (approximately 4 months old)

Bedrooms: #1 & #2 12' x 11'5"

#3 12' x 11'

Living room 30' x 12'

Dining room 12' x 9'

Kitchen 12' x 9'

Information contained herein was obtained from private and public sources and is subject to individual verification. No liability for its inaccuracies, errors or omissions is assumed by the Seller or their agents.