

LIVE AUCTION - SAT. JUNE 25, 2022 • 8:30 A.M.

TO SELL ON PREMISES EAST 5TH STREET, MANCHESTER, IL

REAL ESTATE to sell 11:30 a.m.: 50'x100' metal frame building w/14'x15' office, partial basement, 22' sliding door, 13' sidewalls, steel dbl entry doors into office. Lot approx. 3 +/- acres.

VIEWINGS: 5 p.m. to 6 p.m. Wednesdays, June 15 & 22 or by contacting Middendorf Bros.

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 July 25, 2022. Possession given upon final settlement. Seller will provide Title Insurance for the amount of purchase price and convey by Administrator's Deed. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. TAXES: Seller to pay 2021 taxes due in 2022 and their portion of 2022 taxes due in 2023, 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.

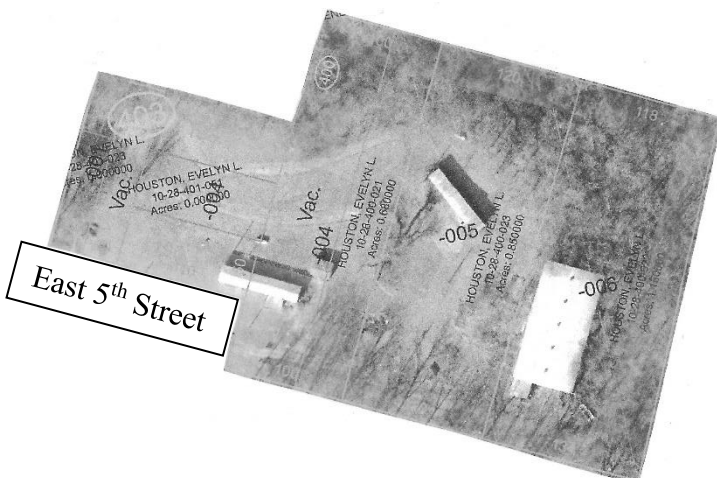
LEGAL DESCRIPTION: A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Eleven (11) West of the Third Principal Meridian, and more particularly described as follows: Commencing at the Northeast corner of Lot 200 of Lamme & Hickman's Addition to the Town of Manchester, Scott County, Illinois, thence Southerly along the East line of said Lamme & Hickman's Addition about 310 feet to the Northeast corner of Lot 195 of said Lamme & Hickman's Addition, thence Eastwardly at right angles with the East line of said Addition about 354 feet, to the fence on the East line of said property, thence Northerly following the line of said fence to a hedge on the South line of the former Greenwalt property, thence Westwardly along said hedge 338 feet in a straight line to the place of beginning, except 100 feet off of the West side thereof.

One Hundred (100) feet off of the West side of the following described parcel, being a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Eleven (11) West of the Third Principal Meridian, and more particularly described as follows: Commencing at the Northeast corner of Lot 200 of Lamme & Hickman's Addition to the Town of Manchester, Scott County, Illinois, thence Southerly along the East line of said Lamme & Hickman's Addition about 310 feet to the Northeast corner of Lot 195 of said Lamme & Hickman's Addition, thence Eastwardly at right angles with the East line of said Addition about 354 feet, to the fence on the East line of said property, thence Northerly following the line of said fence to a hedge on the South line of the former Greenwalt property, thence Westwardly along said hedge 338 feet in a straight line to the place of beginning; also, Lots 196, 197, and 198, and 27 1/2 feet off the East end of Lots Number 153, 154, and 155, all in Lamme and Hickman's Addition to the Village of Manchester, situated in Scott County, Illinois.

REAL ESTATE TAXES: \$561.36 (w/ exemptions)

**SELLER: MELISSA MOORE AS
ADMINISTRATOR OF EVELYN L.
HOUSTON ESTATE
JOHN PAUL COONROD, ATTORNEY
KENNY RAHE, AUCTIONEER**

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