

# PUBLIC AUCTION

## RESIDENTIAL REAL ESTATE

**THURSDAY, MAY 2<sup>ND</sup>, 2019 @ 6PM**

**LOCATION: 403 WALNUT STREET, GRAYVILLE, IL 62844 (ON-SITE)**

**DIRECTIONS:** From the four-way stop in Grayville, near the First Christian Church, head East on North Street for two blocks, then head South on Main Street for another four blocks until you arrive at the intersection of Main and Walnut. Follow Walnut Street to the East for one block. The auction property is on the South side of the street. **(SIGNS POSTED)**



**LEGAL DESCRIPTION:**

Contact the auction company for a copy of the legal description and/or title commitment.

**Property Details:**

Year Built	1940's (?)
Type of Construction	1-Story, Frame (with finished attic)
Square Footage <i>m/l</i>	1,400 (app.; includes finished attic space)
Total Rooms	6
Bedrooms	3
Bathrooms	1 Full; 1 Three-Quarter (in basement)
Foundation	Basement (block)
Garage	n/a
Lot Size <i>m/l</i>	0.54 Acre (irregular lot; 2 parcels)

County	White
Parcel No.	05-21-165-002; 05-21-165-005
School District	Grayville CUSD #1
Heat	Gas Forced Air ("Amana"; 2006)
A/C	Central ("Amana"; 2006)
Water	City
Sewer	City
Utilities <i>m/l</i>	Elec.: \$92.00 (Ameren); City Bill: \$99.59 (gas, water, sewer, trash)
Property Taxes <i>m/l</i>	\$789.47 (TOTAL; estimated w/ owner occ. ex. at current assessment)

**Notes:**

**Room Dimensions—Main Level...**Front Entryway: 4'5"x3'6"; Living Room: 12'5"x16'8"; Dining Room: 13'x9'11"; Kitchen: 10'2"x7'3"; Bedroom 1: 16'6"x10'2"; Full Bath: 5'11"x7'; Bedroom 2: 14'3"x10'; **Upstairs...**Bedroom 3: 25'10"x9' with 6'4"x5'10" Closet; **Basement...**Three-Quarter Bath: 7'10"x8'6"; Storage Room: 7'9"x9'11"

**More Features...**100-amp electrical service (breakers); Richmond 40-gal. gas water heater; numerous updates in 2006, including architectural shingle roof, replacement windows, furnace and central AC; aluminum siding; seamless gutters; carpet and vinyl flooring throughout; some original hardwoods under carpet; 224 sq. ft. concrete patio; 7'x4' covered back "porch"; 5'8"x3'6" covered front "porch"

**Items Included...**12'x16' Yard Barn w/ 8'x16' lean-to (wired for elec.); Kitchen Appliances: Refrigerator, Range, Hood-vent Microwave, and Trash Compactor; Gas Space Heater in basement; Electric Heater in finished attic space; Central AC/HVAC components; All Permanent Fixtures; **SELLER DOES NOT WARRANTY ITEMS.**

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. *m/l = more or less*

**OFFERED WITH VERY REASONABLE RESERVE PRICE!!!**

**TERMS OF REAL ESTATE AUCTION:**

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing within 45 days of fully executed purchase agreement. Seller to pay 2018 property taxes in full. 2019 property taxes pro-rated to day of closing. Possession at closing. Property is being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY". Conveyed in lieu of survey. All announcements made day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents. **OFFERED WITH VERY REASONABLE RESERVE PRICE.**

**NO BUYER'S PREMIUM!!!**

**VIEWINGS AND INSPECTIONS BY APPOINTMENT**

Please contact Dustin at (618) 445-2267 or email: [dustin@integritylistings.net](mailto:dustin@integritylistings.net)

**SELLERS: JERRY LEE AND BARBARA CAMPBELL**



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**"See the difference *Integrity* makes!"**

Dustin Hawkins, Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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