

PUBLIC AUCTION

RESIDENTIAL REAL ESTATE

THURSDAY, JUNE 27TH, 2019 @ 6PM

LOCATION: 356 SOUTH SECOND STREET, ALBION, IL 62806 (ON-SITE)

DIRECTIONS: At the intersection of IL-130 (East Walnut Street) and South Second Street, near the auto parts store on Albion's Southeast side, drive South for one-tenth of a mile on South Second Street. The auction property is located on the East side of the street. **(SIGNS POSTED)**



LEGAL DESCRIPTION: A part of Out Lots 23 and 24 in the City of Albion, Edwards County, Illinois, described as follows: Commencing 76 feet and 8 inches South of the Northwest corner of said Out Lot 23, thence East 268 feet to a point 79 feet and 4 inches South of the North line of said Out Lots 23 and 24, thence South 59 feet and 6 inches, thence West 268 feet, and thence North 59 feet and 6 inches to the place of beginning.

Year Built	1896
Type of Construction	1-Story, Frame
Square Footage <i>m/l</i>	994
Total Rooms	5
Bedrooms	2-3
Bathrooms	1 Full
Foundation	Basement (block)
Garage	n/a
Lot Size <i>m/l</i>	59.5'x268'

Property Details:

County	Edwards
Parcel No.	03-2-069-08
School District	Edwards County CUSD #1
Heat	Gas Forced Air
A/C	Central
Water	City
Sewer	City
Utilities <i>m/l</i>	Elec.: \$100.00 (Ameren); Gas: \$30.00 (Consumers)
Property Taxes <i>m/l</i>	\$684.28 (No Exemptions)

Notes:

Room Dimensions—Living Room: 13'x15'10"; Kitchen: 15'2"x13'4"; Master Bedroom: 9'5"x11'5"; Bedroom 2: 8'5"x9'4"; Bedroom 3: 9'10"x11'2"; Bathroom: 5'x4'3"; Utility: 8'10"x13'5"

Items Included—Refrigerator; Range; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning/HVAC System; Water Heater; Light Fixtures, as they exist; **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*

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TERMS OF REAL ESTATE AUCTION:

Twenty percent (20%), 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 prorated 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.

NO BUYER'S PREMIUM!!!

VIEWINGS AND INSPECTIONS BY APPOINTMENT

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

SELLERS: ERNEST E. AND RAGAN A. DUTRA



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

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