

ABSOLUTE AUCTION

RESIDENTIAL REAL ESTATE

THURSDAY, MARCH 28TH, 2019 @ 6PM

LOCATION: 214 WEST MILL STREET, GRAYVILLE, IL 62844 (ON-SITE)

DIRECTIONS: One block North of the four-way stop in Grayville, near the First Christian Church, turn West onto Mill Street. Drive West for approximately one-and-a-half blocks. The auction property is on the North side of the street. **(SIGNS POSTED)**



LEGAL DESCRIPTION:

Lot Number Nine (9) and a strip of ground Seven (7) feet wide off the West side of Lot Number Ten (10) in Block Two (2) of the Western Addition to Grayville, together with Grantor's interest in a piece of ground Ten (10) feet wide off the South side of Lot Number Six (6), Block Two (2) of Western Addition to Grayville by virtue of deed from Joseph B. Bulkley and wife to Kate Oxman, et. al., dated January 1, 1902, recorded February 16, 1925, in Deed Volume 96, page 563, Recorder's office, White County, Illinois.

Year Built	Unknown
Type of Construction	1-Story, Frame
Square Footage m/l	1,540
Total Rooms	5
Bedrooms	2-3
Bathrooms	1 Half; 1 Three-Quarter
Foundation	Basement (brick)
Garage	Detached 1-Car (20'x20')
Lot Size m/l	50'x150'

Property Details:

County	White
Parcel No.	05-20-204-011
School District	Grayville CUSD #1
Heat	Gas Forced Air (age unknown)
A/C	Central (age unknown)
Water	City
Sewer	City
Utilities m/l	Unavailable due to vacancy
Property Taxes m/l	\$838.24 (est. w/ owner occ. ex.)

Notes:

Room Dimensions—Living Room: 15'6"x15'6"; Dining Room: 15'6"x12'4"; Kitchen: 15'6"x15'6"; Bath: 8'2"x6'10"; Bedroom 1: 13'10"x15'5" (with toilet and sink); Bedroom 2: 13'x12'

More Features...120-amp electrical service (fuses); gas water heater; wood siding; carpet throughout; screened front porch (10'x20'6"); enclosed back porch; partially finished attic

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

THIS SINGLE-FAMILY-RESIDENCE IS BEING SOLD ABSOLUTE, TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!!!

TERMS OF REAL ESTATE AUCTION:

Twenty percent (20%), non-refundable earnest deposit required day of auction. Balance due at closing within 30 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. **SELLING ABSOLUTE WITH NO RESERVE OR MINIMUM PRICE.**

NO BUYER'S PREMIUM!!!

VIEWINGS AND INSPECTIONS BY APPOINTMENT

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

SELLERS: ERIC J. KLEINSCHMIDT AND SONYA KLEINSCHMIDT



51 West Main Street, Albion, IL 62806
Phone: (618) 445-2267 Fax: (618) 445-9026

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