

ABSOLUTE AUCTION

RESIDENTIAL REAL ESTATE

THURSDAY, DECEMBER 13TH, 2018 @ 6PM

LOCATION: 310 NORTH MAIN STREET, GRAYVILLE, IL 62844 (ON-SITE)

DIRECTIONS: From Illinois Route 1 (Court Street), near Casey's General Store in Grayville, go East on Spring Street. The auction property is on the corner of East Spring and North Main. **(SIGNS POSTED)**



Legal Description: Lot Number One (1) and the North Half (N/2) of Lot Number Two (2) in Block One (1) of Boord's Addition to the City of Grayville, Edwards County, Illinois.

Year Built	1935
Type of Construction	1-Story, Frame
Square Footage m/l	1,393
Total Rooms	6
Bedrooms	3
Bathrooms	1 Full; 1 Three-Quarter
Foundation	Partial Block Basement/Concrete Slab (add.)
Garage	Attached 1-Car (13'x24')
Lot Size m/l	75'x150' (corner lot)

Property Details:

County	Edwards
Parcel No.	06-2-041-01
School District	Grayville CUSD #1
Heat	Gas Forced Air (American Furnace Co.; age unknown)
A/C	Central (age unknown)
Water	City
Sewer	City
Utilities m/l	Electricity: \$91.00 (Ameren); City Bill: \$145.90 (gas, water, sewer, trash) <i>see notes</i>
Property Taxes m/l	\$1,512.98 (est. w/ owner occ. ex. ONLY, at current assessment)

Notes:

Room Dimensions—Living Room: 18'6"x15'5"; Dining Room: 6'10"x6'11"; Kitchen: 8'9"x8'10"; Entry (ground level): 9'2"x15'8"; Master Bedroom: 15'3"x14'11"; Master en-suite 3/4 Bath: 5'8"x5'9"; Master Closet: 5'9"x4'7"; Bedroom 2: 13'11"x9'11"; Bedroom 3: 12'3"x10'6"; Full Bath: 4'9"x7'6"; Enclosed Porch/Sunroom: 14'6"x7'7"

More Features...100-amp electrical service on breakers; 40-gallon gas water heater (2004, appears to be leaking); architectural shingle roof (age unknown); aluminum siding; laminate, vinyl, and carpet throughout; spectacular pole barn/workshop with concrete floor, electricity, automatic, insulated 10'x9' overhead door, spray foam insulated walls and roof; very nice concrete driveway and patio area; 8'x12' yard barn; **utility averages my be inaccurate due to some vacancy**

Items Included: Refrigerator; Range w/ Hood; Washer and Dryer; Complete HVAC System; Sump Pump; Some Furniture

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 WELL-MAINTAINED, EFFICIENT, AFFORDABLE HOME IS BEING SOLD ABSOLUTE—TO THE HIGHEST BIDDER, REGARDLESS OF PRICE...DON'T MISS OUT!!!

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 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@integrityauctions.net

SELLER: ELLIS GLEN REYNOLDS (SHEILA ALMON, POA)



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"See the difference *Integrity* makes!"

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

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