

PUBLIC AUCTION

RESIDENTIAL REAL ESTATE AND CONTENTS

SATURDAY, JUNE 9TH, 2018 @ 9AM

LOCATION: 717 CR 050 E, ELLERY, IL 62833 (ON-SITE)

DIRECTIONS: From Albion, drive West on Highway 15 for approximately 4 miles, then turn South onto County Road 050 East (Ellery Road). Continue South on Ellery Road for approximately 1.4 miles. The auction location is on the West side of the road. **(SIGNS POSTED)**



RESIDENTIAL REAL ESTATE (OFFERED WITH RESERVE @ 9AM):

This well-maintained, partially in-ground Edwards County home, built in 1979, boasts approximately 2,000 square feet of living space with three bedrooms, two full bathrooms, detached garage, and barn. Situated on a picturesque parcel, roughly two-and-a-half acres in size, this property offers the best of country living with proximity to Albion and Fairfield alike. For more details or to schedule private viewings and inspections prior to auction, please call Dustin.

GPS COORDINATES: 38°21'33.80" N - 88°08'19.18" W
(see information sheet for more details)

PROPERTY PREVIEW: THURSDAY, MAY 17TH, 4-6PM

PERSONAL PROPERTY HIGHLIGHTS (ALL ITEMS SELL ABSOLUTE):

Antique John Deere 420-W row-crop utility tractor (2-cylinder gas engine, app. 27-hp, 2-wd, rear PTO, serial #: 126817); Simplicity riding lawnmower (48" cut, Kohler Command 16-hp engine, 766.9 hrs.); Old "Clubcart" (starts electric, runs on gasoline); 8' International blade; 6' brush mower; 48" concrete yard roller; 12' hay rake; 7' disc; 30" scoop; Heavy duty bale forks; Large broadcast seeder (PTO drive); 3' aerator; 2-bottom plow; Homemade trailer (no title); Harrow; Straw chopper for combine; Wagon wheels; Old implement seats; Antique plow; Poulan 5-hp 26" tiller with Briggs and Stratton engine; Troy-Bilt tiller ("Mantis-style"); Stihl Pro MS-360 20" chainsaw; Stihl Super 20" chainsaw; Echo Timberwolf 18" CS-590 chainsaw; Leaf blower; Echo weed trimmer; Welding supplies, including hoods; Lincoln 180 welder; C-Clamps; Portable air tank; Central Machinery 5-hp HD drill press; Air compressor parts; Impact wrench; Benchtop table miter saw; Dewalt grinder; Battery-powered drill; Like-new tool and die sets; Socket sets including Craftsman and Stanley; Wire metal parts bin; 3' Wagon wheels; Galvanized watering trough; 6 sucker rod gates (41" long); Large stone grinding wheel (in 2 pcs); Small intact stone grinding wheel; Old barn rails; fence charger; bottle jacks; Boomers; Bolt cutter (30"); Come-along winches; Grass seeder; Grinder for silage chopper; Levels, Squares; 6' fiberglass stepladder; Wrenches; Handsaws; Electric pressure washer; Some galvanized metal sheets; Wagon load of rough-cut barn lumber (some cut for wagon tongues); Hog panels; 12' diameter satellite dish; McCormick Deering corn sheller; Glassware and pottery including depression, Carnival, Ironstone China, Hobnail, Blue Ball jars, Hobnail pieces, Ruby Red, Clear, Frankoma, Milk glass, etc.; John Deere collectible dinnerware set; Some Harmony House dishes; Serving dishes; Figurines, whatnots, etc.; Bell collection; Cast cornbread trays; Bean pot; Old sifters; Meat grinders; zinc lids; Pyrex; Kitchen table with 2 leaves and 6 chairs; Floral sofa; Redwood entertainment center; Queen-size bedroom suite with dresser; Nightstand and armoire; Kneehole desk; Bailey Fables tables; Occasional tables; Full-size Jenny Lind bed; Pipe bed; Singer treadle sewing machine and cabinet; School desk; 5-drawer chest of drawers/washstand; Quilt rack; Wooden rocker; Wooden oak arm chairs; Upholstered arm chair; Electric space heater; Padded bench; Old Timer wood stove; Ashley Imperial wood burner (1978); Old Timer wood stove; Frigidaire chest freezer; Gibson food freezer; Some old coins and marbles including wheat head pennies, 1923 Large note silver certificate, \$2 bills, etc.; McCoy pottery; Spongeware; Little Prairie Christian Church pictures including limited edition (5/200) by Pat Scott, dated 1986; Vintage Phone; Quilts; Western Stoneware; Sealing jars; Lightning rods; Thermometer/barometer/humidity gauge; Purina metal chicken feeder; Egg scale (Brower mfg., Quincy IL); Glass chicken waterers; Coal hods; Egg baskets; Large primitive quilt box; Vintage children's toys; Chenille bedspread; Lifestyle DT450 stationary bike; Various soft goods; Wall décor; John Deere wind chimes; John Deere dinner bell; Rooster weather vane; Lots of golf balls; Fish pond liner; Vintage luggage; Patio set and umbrella; Bushel baskets; Sewing machines and craft supplies; Outhouse seat; Tupperware; Rubbermaid; Measuring cups; Kitchen bowls, Cake plates; Enamelware...and more!!!



JOHN DEERE TRACTOR SELLS @ 11AM
WE'LL BE RUNNING TWO RINGS FOR PART OF THE AUCTION, SO BRING A FRIEND!!!

SELLERS: LLOYD H. AND WILMA L. WATERS

TERMS OF AUCTION:

REAL ESTATE: Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing within 45 days. 2017 property taxes paid by Seller. 2018 property taxes prorated to the day of closing. All subsequent taxes assumed by Purchaser. Possession at closing. Property being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY". **SUBJECT TO RESERVE.** **PERSONAL PROPERTY:** Cash or Check with I.D. are acceptable forms of payment. Credit card merchant services offered for all major cards with 3% convenience fee. All items sell "As Is - Where Is" with no guarantee as to condition. **ALL PERSONAL PROPERTY ITEMS SELL ABSOLUTE.** *Announcements made day of auction take precedence over all other written or verbal statements.*

NO BUYER'S PREMIUM—PICTURES ONLINE
CONCESSIONS PROVIDED BY HOGG HEAVEN BBQ
PORTABLE RESTROOM ON-SITE DAY OF AUCTION

Contact Dustin by calling (618) 445-2267 or email: dustin@integrityauctions.net



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

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