

PUBLIC AUCTION

COMMERCIAL REAL ESTATE AND BUSINESS CONTENTS

SATURDAY, OCTOBER 10TH, 2020 @ 9AM

LOCATION: WHYTE HOUSE OF FLOWERS
114 EAST NORTH STREET, GRAYVILLE, IL 62844 (ON-SITE)

DIRECTIONS: From the four-way stop in Grayville, drive East on North Street for a half block. The flower shop is located on the North side of the street.
(SIGNS POSTED)

LEGAL DESCRIPTION: Twenty-two (22) feet off the East side of Lot Six (6), Block Nine (9) of the original Town, now City of Grayville, White County, Illinois.

ONLINE PRE-BIDDING AND WEBCAST BIDDING AVAILABLE FOR COMMERCIAL REAL ESTATE ONLY!!!

ONLINE BIDDING PLATFORM: www.integrityauctions.hibid.com (REAL ESTATE ONLY)

PROPERTY DETAILS:



County	White (Gray Township)
PIN	05-20-231-017
Lot Size m/l	21.75'x150'
Property Type	Commercial Building
Property Taxes m/l	\$1,714.26 (NO exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City



NOTES:

More Features...approximately 2,246 square feet with basement; brick/block/masonry construction; age of building unknown; central heat (gas FA) and central air conditioning with front and rear units (front furnace and AC are NOT in working order); 400-amp (?) electrical service on breakers; 28-gallon "A.O. Smith" electric gas water heater (installed in November 2015); street parking at store front, alley access at rear of building with parking area; plenty of storage on main floor and in partial basement; two half bathrooms (men's and women's); large storage area with space heater; **GREAT LOCATION IN DOWNTOWN GRAYVILLE!!!**

Utilities: Electric—\$60.00 (Ameren); City Bill—\$94.65 (12-month average; includes natural gas, water, sewer) *utilities will vary by usage—some "vacancy"*

Items included: all permanent fixtures (heating, air conditioning, plumbing, electrical, etc.); large walk-in cooler (compressor replaced in 2016)

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 AUCTION IS BEING CONDUCTED LIVE, ON-SITE, AND IN-PERSON!!!

BUSINESS CONTENTS AUCTION HIGHLIGHTS:

Old "House of Flowers" sign; "Super M Discount" sign; Wooden arbor with bench and planter boxes; Painted crates; Carousel horse; Wicker umbrella stand; Wicker baby buggy; Plug-in tranquility pond; White decorative columns; Lattice back-drop; White metal candelabras; Tons of décor; Decorative registry stand; Directors chairs; Brass candelabras; Brass flower displays; Glass hurricane pillars; Very nice wooden shelf display; Metal shelf units; Tons of vases and small planters; Plant hangers; Displays with pegboard and glass shelves; Greeting cards and display units; Large roll of hemmed carpet; Seasonal décor; Attractive wooden trunk; Numerous silk flower arrangements; Wire display racks; Hanging plant pots; Picture frames; Antique vases and other glassware including blue Ball jars, milk glass, some Frankoma pottery, etc.; Thomas Kincaid art/décor; Glass penny candy jars; Mugs; Shepherd's hooks; Windchime stands; Baskets; Upright lit curio cabinet; Precious Moments display shelf and sign; Nice glass display counters; Casio cash register; Decorative lanterns; Picture frame easels; Wreaths; Cemetery wreath/spray stands; Stuffed animals; Beanie Baby catalogs; Lots of ribbon and garland; Lots of boxes of greenery and silk flowers; Pic machines (for stemming); Cemetery baskets; Aquafoam; Mylar balloons; Tulle; Cellophane; Spray paints; Christmas trees and décor; Hanging, lit snowflakes; Kirby Classic III upright vacuum; Rubber trash cans and buckets; Clipboards; Miscellaneous office products including 2-piece desk, Cannon all-in-on print/fax/copier, 2-drawer filing cabinet, 4-drawer filing cabinet, etc.; Sunbeam microwave; 2-wheel dolly; 6' aluminum stepladder...and much more!!!

WE'LL BE SORTING THROUGH ITEMS THE WEEK OF THE AUCTION...THERE'S NO TELLING WHAT ELSE WE'LL FIND!!!

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 2019 property taxes in full. 2020 property taxes prorated to the 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. SEE WEBSITE FOR ADDITIONAL ONLINE BIDDING TERMS AND CONDITIONS.

TERMS OF BUSINESS CONTENTS AUCTION:

Cash or Check with I.D. are acceptable forms of payment. Credit card merchant services offered for all major cards with 4% convenience fee. All items sell "AS-IS, WHERE-IS" with no guarantee as to condition. ALL SALES ARE FINAL. All announcements made day of auction take precedence over all written or verbal statements. Not responsible for accidents.

NO BUYER'S PREMIUM—DETAILS AND PICTURES ONLINE
NO CONCESSIONS—RESTROOMS ON-SITE FOR YOUR CONVENIENCE

SELLER: GORDON B. AND COLLEEN K. WHYTE

REAL ESTATE VIEWINGS AND INSPECTIONS BY APPOINTMENT

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



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