

Estate Auction

Located at: #123 W. 2nd St., Streator, IL
Directions: From McDonald's Restaurant (Located on Rt. 23 on the North Side of Streator), Go 1 Block South to W. 2nd St., Then West to #123. (watch for Auction signs).

Saturday, June 6, 2015 At 10:30 AM

See Photos @ www.bradleyauctionsinc.com



Real Estate (To sell at 12:30 PM)

Home Info: A single story / 2 Bedroom Home (720 gross Sq. Ft.) with: Living Room, Full Bath (Tub W/ Shower), and Eat-In Kitchen. The Home has newer replacement windows, New carpeting in Living Room, Alum. Siding & Gas/Forced Air Heat. situated on a Crawl Space.

Shed & Garage Info: A newer Ragland Pole Building, 30'W x 40'L, Cement Floor, Insulation, 2 - 10'W x 8'H Overhead Doors. A 16'W x 24'L Detached Garage W/ 9'W x 7'H Overhead Door, Vinyl Siding

Legal Description: The West 1/2 of Lot 5 in Block 5 of Baker's 2nd Addition to the City of Streator, IL.

Taxes: Curently frozen under the Senior Assessment Freeze. Total Equalized assessed value: \$14,269 Parcel # 33-23-426-019

Inspection: The Home will be open for Inspection on Thursday, May 21, from 5 - 7 PM.

Real Estate Terms: 10% down payment (non-refundable) on day of Auction, with the balance due on or before July 6, 2015. Written purchase agreement to be entered into on day of Auction. Property taxes to be pro-rated to the date of closing. Sale is subject to Sellers' confirmation. The property is being sold "As-is" with NO warranties & NO contingencies.

Household Furnishings

- Whirlpool Refrig/Freezer W/ Ice Maker (Brushed Alum. Front)
- Magic Chef 20" W Gas Stove, Apartment Size (white)
- "Newer" Kenmore Auto. Washer, (white)
- Sm. Kenmore Portable Elect. Clothes Dryer, (110 Volt)
- Royal Sovereign Portable Room Air Conditioner
- 2 - Window Air Conditioners, (110 Volt), Crosley & Whirlpool
- Kenmore Microwave Oven, (Red)
- Bissell "Pro-Heat" Floor Cleaner
- Oreck XL Upright Vacuum

Lawn Tractor (To sell at 12:00 Noon)

Simplicity "Regent" Lawn Tractor 18 H.P./38" Deck, Hydrostatic Foot Drive (like new)

Shop Equipment & Tools

- Lg. Snap-On Rolling Tool Chest, 20 Drawer (6'L x 2'W) (Maroon)
- Sioux Model 2001 Valve Face Grinder
- Enco 40" 3 in 1 Machine:
 - 40" Metal Sheer, 40" Press Brake, 1-1/2" Dia. Slip Roller Model 30-5605
- Central Pneumatic Sand Blaster Cabinet, Floor Model
- "Motorvac" Engine Carbon Clean System
- Enco Metal Cutting Band Saw
- "Cherry Picker" Engine Hoist
- Yellow Jack 20 Gal. Parts Washer
- 2 - Craftsman Rolling Tool Chests 2Pc. & 3 Pc.
- 2 Steel Storage Cabinets, Dbl. Door
- Craftsman 9" Angle Grinder
- Craftsman Reciprocating Saw
- Milwaukee 1/2" Magnum Elect. Drill
- Assorted Air Tools: Chisels, Drills, Die Grinders, Cut off Tools
- Lg. Assortment of: Wrenches, Sockets, Drivers, Pullers, Pliers, Etc.

- Milwaukee Hand Cart
- Keller 8Ft. Alum. Step Ladder
- Assorted Repair Manuals
- Craftsman 12 Gal. Shop Vac (wet/dry)
- Steel & Wooden Shelving Units
- Nut & Bolt Cabinets W/ Contents

Personal Property Terms: Cash, Check or Major Credit Cards (w/ 3% Convenience Fee). Photo ID Required to register. All items sold "As-Is". All sales are final.

Auctioneers' Note: A nice offering of good shop equip. & tools, view photos at www.bradleyauctionsinc.com and plan to attend!!

Announcements on the day of Auction to take precedence over printed material. Lunch stand and restrooms on grounds.

THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!!!

Seller: Cara Cowlin

(Previously owned by Benny Benstine)



Auctioneers
Bradleys' and Immke Auction Service

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