

Estate Auction

Located at: #835 Broadway St., Marseilles, IL
Directions: Exit I-80 At Marseilles, IL. (Exit #97), And Go South 3 Miles To The Jct. Of Rt. 6, (Bluff St.), Then Continue South 4 Blocks, (On Main St.) To Burger King, Then 3/4 Mile East On Broadway St. (On East Side Of The Elementary School) Watch For Signs.

Sunday, July 10, 2016 at 10:00A.M.

See Photos @ www.bradleyauctionsinc.com



Real Estate

(To sell at 12:30 P.M.)

Home Info: A nice Ranch Style home, (approx. 1,600 sq. ft.) with: 3 Bedrooms, Lg. Eat-in Kitchen, Lg. Living Room, Dining Room, Lg. Full Bath w/ Tub/Shower, Laundry/Utility Closet, 2-Sided Wood Burning Fireplace, Crawl Space The home has: Brick Veneer/Vinyl Siding, Central Air Cond., 92% Efficiency Gas Furnace, 200 Amp. Elect., Private Well, City Sewer
Garage/Shop: 30 ft. x 50 ft. Pole Style Garage, Insulated and Lined with: New Gas Furnace, Central Air Cond. Bathroom w/ Shower, Overhead Doors, (18'W x 8'H & 9'W x 7'H)
Lot Size: A 1.644 Acre Trapezoid Shaped Lot
Legal Description: Part of the Northeast 1/4 of Section 19, Township 33 N. Range 5 East of the Third p.m. (1.644 Acres)
Survey: Seller will provide a survey prior to auction date.

Taxes: \$2,477.38/year w/ 2 Exemption PIN: 24-19-204-000

Inspection: The Home will be Open for Inspection on Thursday, June 23, 2016 From 4:00 to 7:00 P.M.

Real Estate Terms: 10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before Aug 9, 2016. 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 the Seller's Confirmation. The property is being sold "AS-IS" with NO warranties, NO formal inspections, and NO contingencies.
Seller's Attorney: James A. Andreoni of Perona, Peterlin, Andreoni & Brolley, LLC
Auctioneers' Note: This Is A Great Opportunity To Purchase This Well Kept Home, On A Large Lot, With Large Heated Garage/Shop.

Ford Tractor w/Loader

(To sell at Noon)

1974 Ford 3550, Gas, 3 Point, P.T.O., Roll Bar, 14.9-24 Tires, 3,300 Hrs., Ser. No. C438581, (Good Condition)
King Kutter 8Ft. Box Scraper/Scarifier (Like New)

Chrysler Minivan

(To sell at Noon)

2005 Chrysler Town & Country Limited, 3.8 Liter V-6, 139,500 Miles, Beige (Good Condition)

Shop Equip. & Tools

Craftsman Pressure Washer, Gas, 2,550 P.S.I.
Generac Pressure Washer, Gas, 1500 P.S.I.
7 Ft. Rolling Work Bench
5 Ft. Rolling Shop Table
2-Rolling Shop Carts
Craftsman Rolling Tool Chest Base
Lawn Dump Cart, (Pull)
Homelite Gas Leaf Blower
Weedeater Gas Hedge Trimmer, 22"
Stihl FS36 Gas String Trimmer
Set of Rolling Steps, (Steel)
Pr. 3 Ton Jack Stands
Dual 6" Bench Grinder
2-Bench Vises (3 1/2" & 5")
Power Glide 18v Cordless Circular Saw & Light
6 Ft. Fiberglass Step Ladder

Appliance Dolly
3-Hand Trucks
Creoper
2- Steel Storage Cabinets,(Rolling)
Old Radio Tubes in Service Case
Assortment of Hand and Power Tools
"New" 20'x30' Blue Poly Tarp
Log Chains
Lg. Assortment of New Cleaners, Solvents, Oil, Etc.

Household Furnisings

Appliances:
Frigidaire Refrig/Freezer, (White)
Kenmore Elect. Stove w/Smooth Top (White)
Kenmore Stacking Auto Washer & Elect. Dryer, (White)
Infared Fireplace/Heater
AB-Dick 2012 RE Copy Machine
Whirlpool Dehumidifier
Zenith 32" T.V. in Cabinet
Toshiba 13" T.V./V.C.R
Goldstar Microwave Oven, (White)
Fantom/Fury Upright Vacuum
Royal 1000 MC Elect. Cash Register (Like New)

Furniture:
Oak: Dresser, Chest & Night Stand
Blonde: Dresser, Chest & 2 Night Stands
Rocker/Recliner, (Brown Tweed)
Sofa, (Tan Tweed)
Dinette Table w/2 Chairs
2-Steel Filing Cabinets
2-Steel Office Desks

Assorted Office Desk Chairs
6 Ft. Folding Table
Card Tables
Torchiere Floor Lamp
Metal Wardrobe
Mosler Combination Safe, (22"wx22"dx40"h)
Roadmaster "Triple Action" Exercise Bike
"New" Childs Wagon (Wood Sides)
Lawn Glider
Folding Wheelchair
Nova Rolling Walker w/Seat and Brakes
Pictures & Frames
Lg. Assortment of Religious Cassette Tapes
Assorted Luggage,
Towels & Bedding
Milk Can

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: This will be a nice Auction of Clean & Quality items. View photos on our website and plan to attend!

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

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

Seller: Wesley J. "Wes" Chapman Estate - Marseilles, IL
Duane B. Kaufman, Executor



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