

Real Estate Auction

Located at: #202 17th Ave., Naplate, IL. **Directions:** West of Ottawa Illinois on Ottawa Ave. to the East edge of Naplate, Then 1 Block South on 17th Ave. Property is marked with auction signs.

Saturday July 27, 2013 at 10:00 a.m.

See photos @ www.bradleyauctionsinc.com



WILL SELL TO THE HIGHEST BIDDER AT OR ABOVE \$5,000.

HOME INFO: A Large 2 Story Frame Home with 6 Bedrooms (4 upstairs & 2 downstairs), Living Room, Dining Room, 1 Bath w/ Tub & Shower (main floor), Eat-in Kitchen w/ Cabinets & Pantry, Utility Room, Open Front Porch, Small Side Porch, 50% Basement w/ Crawlspace. The Home has a New Gas/Forced Air Furnace, Newer Vinyl Windows, Breaker Box Electrical. Located on a Corner Lot.

LEGAL DESCRIPTION: Lot 1 in Block 128 of Valley Addition, Division 2.

TAXES: Current Taxes \$1,565.38/year. P.I.N: 21-15-111-001

VIEWING: The Home will be Open for Inspection on Thursday July 11 from 4:00 to 7:00 pm.

REAL ESTATE TERMS: 10% Down Payment, (Non-Refundable) on Day of Auction, With the Balance Due on or Before August, 26, 2013. Written Purchase Agreement to be Entered into on the Day of Auction. Property Taxes to be Pro-rated to the Date of Closing. The Property is Being Sold "AS-IS" With NO Warranties, NO Inspections, and NO Contingencies.

NOTE: This Property will Sell to the Highest Bidder at or Above a Minimum Starting Bid of \$5,000.00.

AUCTIONEER'S NOTE: This is a Large, Older Home in Need of Repair. Take Advantage of the LOW Minimum Bid and Come Prepared to Buy!!

SELLER'S ATTORNEY: Alan B. Marsh, 511 E. Etna Rd., Ottawa, IL
Ph.(815)434-2000

This Is A Live Auction Must Be Present To Bid!!

SELLER: Peggy Dorrance

Auctioneers

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