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# Real Estate Auction

**Auction to be held on site at:** #3122 E. 9th Rd. Utica, IL. **Directions:** From the Jct. of Rt. 6 & Rt. 178 (North of Utica, IL) Go 1 mile East on Rt. 6 to E. 9th Rd. (Cajun Connection Restaurant), Then 1-3/4 miles North. **Or:** Exit I-80 at the Utica, IL Exit, (Exit #81), & go North 1 mile (on E. 8th Rd.) to N. 31st Rd., Then 1 mile East (to E. 9th Rd.) & 1/4 mile North

## Saturday, June 1, 2013 At 10:00 A.M.

See Info & Photos @ [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)



## Country Home & Buildings on 2.24 Acres

Located: only 2-1/4 miles from I-80 (Exit #81). Only 8 miles from downtown LaSalle, IL.  
Only 10 miles from downtown Ottawa, IL.

**Home Info:** A 1-1/2 story frame home (approx. 1,350 Gross Sq. Ft. on main floor) with: 2 large Bedrooms on main floor (11ft. x 22 1/2ft. & 11ft. x 18 1/2ft.) w/ closets & 2 (11ft x 15 1/2ft. each) potential Bedrooms upstairs. Full Bath (on main floor), w/ washer & dryer hook ups, (11ft. x 12ft.), large eat-in Kitchen w/ built-in cabinets & large built-in China Hutch, (16ft. x 22ft.). Living Room w/ built-in corner display cabinet, (11ft. x 20ft.) Dining Room w/ built-in storage cabinets. (11ft. x 16 1/2ft.) 75% Basement w/ shower stall.

### The Home Has:

1. Gas forced air heat (high efficiency furnace, new in 2004)
2. Central air conditioning (unit new in 2006)
3. Newer roof (new in 2004, 30 yr. shingles)
4. White vinyl siding (new in 2004)
5. Newer windows (all main floor windows, less than 10 years old)
6. 200 Amp. electrical service w/ circuit breakers
7. Natural gas service
8. 18.2 cu. Ft. refrigerator (new in 2001) & 30" gas range (new in 2001)
9. A nice large yard with ample shade trees

**Garage Info:** A detached "Morton" garage 24ft. x 32ft. (built in 1982) w/ 18' x 7'6" overhead door & electric opener.

**Machine Shed:** 52ft. x 52ft. open sided shed (built in 1956), w/ metal exterior (available to the new buyer after October 1, 2013)

**Lot Size:** 2.24 Acres (based on a recent survey) 227ft. x 430ft.

**Brief Legal Description:** Part of the South half of the Southwest quarter of section 27, Township 34 North, Range 2, East of the third principal meridian in Waltham Township, LaSalle County, Illinois.

**Taxes:** P.I.N.# 12-27-301-000

**Inspection Times:** Sunday, May 19th, (from 1:00 to 4:00 pm) and Wednesday, May 22nd, (from 5:00 to 7:00 pm)

**Terms:** 10% down payment (Non-Refundable) on the day of the auction with the balance due on or before July 1, 2013. Written purchase agreement to be entered into on day of auction. Property taxes to be pro-rated to the date of closing. Seller will provide a title insurance policy to the purchaser. Sale is subject to seller's confirmation. Announcements on day of sale to take precedence over all printed matter. This property is being sold "As-Is" with NO warranties, NO Inspections & NO contingencies.

**Seller's Attorney:** John S. Duncan III  
#654 1st. St.  
LaSalle, IL  
Ph. (815) 223-0111

**Auctioneers' Note:** This is a great opportunity to purchase a nice country property with a ready to move into home & out buildings. A quiet country location that is well located. Look it over and come prepared to buy!!

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

**Seller:** Juanita Edgcomb Estate  
Utica, IL



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