

visit our website: [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)

# Real Estate Auction

Located At: #114 E. Fourth St. Gridley, IL.  
Directions: From Rt. 24 go North (on N. Center St.), 4 blocks to Fourth St., Then East 1/2 block.

**Saturday, August 23, 2014 At 12:30 P.M.**

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



Both Parcels Sell at Absolute Auction with NO Minimum or Reserve!!!

**Parcel #1:** Lg. 5 Bedroom Home on large shaded lot

**Home Info:** A large 2 story, frame Home with: 5 bedrooms (all upstairs), Lg. Living Room, Lg. Dining Room, Front Parlor, Eat-In Kitchen w/ built in oven & gas cook top, Full Bath w/ Tub (upstairs), 1/2 Bath, (main floor), walk-up attic (fully floored), 80% Basement, Lg. covered front porch, Sm. enclosed rear porch, Lg. attached carport. The Home has: Hot water heat w/ newer boiler, some stained glass windows, open staircase, sliding pocket doors, (on main floor), nice/old woodwork.

**Out Buildings:** There are 2 - older wooden sheds in the back yard.

**Taxes:** \$1,245.52 per year (with 2 exemptions) 2013 tax year. Equalized Assessed Value = \$24,970. Parcel No.: 02-04-407-012

**Legal Description:** The West 30 Ft. of Lot 15 & the East 30 Ft. of Lot 13 & all of Lot 14 in Block 15 of the Village of Gridley, Illinois

**Lot Size:** 0.47 calculated acres (approx. 120 Ft. W x 170 Ft. L)

**Year Built:** 1899

**Inspection: The Home will be open for inspection on Saturday, August 9, 2014 from 1:00 to 4:00 p.m.**

**Parcel #2:** 1/2 Acre Country Lot w/ older tool shed, located approx. 4 Miles South of Gridley, IL on 2100 E. Rd. (just North of the Jct. of 2125 E. Rd. & 2700 N. Rd. (To be sold at the #114 E. Fourth St. location in Gridley)

**Legal Description:** 1/2 Acre square in the South East corner of the North 1/2 of the Southwest 1/4 of Sect. 27, Twp. 26 North Range 3 East.

**Taxes:** \$438.96 / year. Equalized Assessed Value: \$5,411, Parcel No. 02-27-300-002 Property is posted with Auction signs.

**Terms:** 10% down payment, (non-refundable) on the day of auction, with the balance due on or before September 22, 2014. Written purchase agreement to be entered into on day of auction, Property Taxes to be pro-rated to the date of closing. The property is being sold "AS-IS" with NO warranties expressed or implied, NO contingencies & NO inspections provided.

**NOTE: This property will be sold to the highest bidder with NO minimum or reserve!!**

**Seller's Attorney:** Ronald K. Fellheimer

Fellheimer Law Firm Ltd.

#210 N. Main St.

Pontiac, IL 61764

Ph. (815) 842-3858

**Auctioneers' Note:** This is a nice/large older home with great potential, a large yard with a good amount of shade, & in a good location. come prepared to buy!!

**Also selling on same date & location: Antique furnishings, 2-Antique cars, Ford P.U. Truck, 5-Antique Tractors, Old Toys, Guns & Tools (starting at 10:00 AM)**

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

**Seller:** Charles E. Klein Estate  
Gridley, IL



Auctioneers  
*Bradleys' and Immke Auction Service*  
**Brian Bradley**  
Streator, IL  
Ph. 815-672-7977  
IL Lic. #440.000505

**Brent Bradley**  
Streator, IL  
Ph. 815-672-9318  
IL Lic. #440.000571

**Freddie Immke**  
Saunemin, IL  
Ph. 815-832-4957  
IL Lic. #440.000070

