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# Real Estate Auction

**Auction to be held on site at:** #14961 N. 500 E. Rd. Flanagan, IL. Located just South of the Jct. of 500 E. Rd. & 1500 N. Rd. in Livingston County. **Directions:** From the East edge of Flanagan, IL. go South on 400 E. Rd., 2 miles (To Salem Children's Home), Then 1 mile East on 1500 N. Rd. OR: Exit I-55 at Pontiac, IL (Rt. 116 Exit) & go West 7 1/2 miles to 600 E. Rd. then 2 miles South to 1500 E. Rd. & 1 mile West.

**Saturday, June 15, 2013 At 10:00 A.M.**

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



## Country Home & Lg. Barn on 3.11 Acres

Located only 10-1/2 miles from I-55 at Pontiac, IL. & only 3 miles from Flanagan, IL.

**Home Info:** A beautiful brick ranch style home with: 3 bedrooms w/ closets, full bath (main floor), Lg. eat-in kitchen with built-in oak cabinets, Lg. living room w/ wood burning fireplace, foyer, full basement (partially finished w/ wood burning fireplace & full bath w/ shower). 1 car attached garage & breezeway. Large decks (front & rear). Full bath adjacent to rear deck.

### The Home Has:

1. Hot water heat
2. Central air conditioning
3. Newer roof
4. All brick exterior
5. Refrigerator, stove, washer & dryer (all stay)
6. Ceiling fans throughout
7. A nice large yard with a mature wind break, ample shade trees & fruit trees
8. "U" shaped driveway (asphalt)
9. Built in 1954

**Barn Info:** A large wood barn (56ft. x 50ft.) w/ additional lean-to (24ft. x 48ft.) and adjacent cement cattle lot

**Lot Size:** 3.11 Acres

**Brief Legal Description:** Part of the North 1/2 of the Northeast quarter of section 2, Twp. 27 North Range 3 East of the Third Principal Meridian, Waldo Twp., Livingston County, Illinois.

**Taxes:** \$ 4,413.44/Year (2011 Tax Year) P.I.N.# 19-19-02-200-007

**Inspection Times:** The home will be open for inspection on Monday, June 3 from 5:00 to 7:00 pm and Saturday, June 8 from 1:00 to 3:00 pm.

**Terms:** 10% down payment (Non-Refundable) on the day of the auction with the balance due on or before July 15, 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:

Thomas C. Blakeman  
307 W. Washington St.  
Pontiac, IL  
Ph. (815) 844-6177

**Auctioneers' Note:** This is a very nice brick, ranch style home, on a large country lot. Ready to move into! See photos on our website! Buyers, have your financial arrangements made in advance and come prepared to buy!!

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

**Seller: Dale H. Knack**  
Flanagan, 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

