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# Real Estate Auction

**Property Located at:** #6184 E. 3000 N. Rd., (Building A221), Streator, IL **Directions:** From the Jct. of Rt. 23 & Rt. 17, (located 4 miles South of Downtown Streator), Go East (on Rt. 17), 1.2 miles to #6184, Then South on private/winding road to A221 (property is marked with auction signs). Located 4/10 mile East of Woodland School, and 3/10 mile South.

**Saturday, August 9, 2014 At 10:00 A.M.**

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



**3 - Bedroom Home in secluded / wooded area, near the Vermillion River.**

#### Home Info.

A single story frame home, (1,597 Sq. Ft. of total living area) with: 3 - Bedrooms, Lg. eat-in Kitchen, Full Bath w/ tub & shower, Lg. Living Room, Utility Room with Laundry hook-ups & Crawl Space. The home has a newer roof (2011), newer High Efficiency (gas/forced air) Furnace (2003), & new Water Heater in 2003. The home is serviced by a private well & private septic system with Illinois Water (public water service) nearby for potential hook-up

#### Garage Info.

There is a 2-Car Detached Garage, (20'W x 24'L) with a covered Breezeway connecting to the House.

#### Yard Shed

8'W x 12'L wooden yard shed

#### Taxes

\$2,684.7 / year (2013 tax year) with NO exemptions.  
Parcel Number: 02-02-19-128-004

#### Legal Description

Section 19, Township 30 Range 4 East of the Third P.M. Lot 22 & a 24Ft. Strip Adjacent on East side in Bastion Subdivision, (NW 1/4)  
**Total Lot Size: 124' x 188'**

#### Inspection

The home will be open for inspection on: Friday Evening July 25, 2014 from 5:00pm to 7:00pm.

#### Terms

10% down payment (non-refundable) on the day of auction, with the balance

due on or before October 8, 2014 (within 60 days after auction). Written purchase agreement to be entered into on day of auction, property taxes to be prorated 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 sell to the highest bidder with NO minimum or reserve.

**This is a live auction, must be present to bid!**

#### Sellers' Attorney

Ronald K. Fellheimer  
Fellheimer Law Firm Ltd.  
#210 N. Main St.  
Pontiac, IL 61764  
Ph. (815) 842-3858

**Seller: Alvin Rieck Estate**

Executor: Patti Rieck



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

