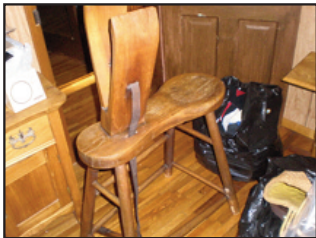


Estate Auction

Located at: #300 S. Jefferson St., Flanagan, IL. Directions: Take Rt. 116 to the West edge of Flanagan, then North on Jefferson St. 3 Blocks to #300. **OR** 1 Block South of the Water Tower on S. Jefferson (corner of Jefferson & Washington)

Saturday, October 3, 2015 At 10:30 AM

See Photos @ www.bradleyauctionsinc.com



The property will sell to the highest bidder at or above \$5,000!!

Real Estate (To sell at 12:00 Noon)

2 Story - 4 Bedroom Home on Corner Lot

Home Info: A 2 story frame Home (1,496 total Sq. Ft. of living area), with: 4 - Bedrooms (all upstairs) W/ Hardwood Floors, Full Bath W/ Tub/Shower (Downstairs), Eat-In Kitchen, Lg. Living Room (W/ new carpeting) Dining Room, Enclosed Back Porch, Laundry/Utility Room and Partial Basement W/ Crawl Space. The Home has a newer Gas/Forced Air Furnace, Newer Roof (Approx. 5 Years Old), Finished with Aluminum Siding & Aluminum Windows. Situated on a Lg. Corner/Shaded Lot

Garage Info: A Detached Garage 24' W x 36' L with a Lg. Finished Room

Lot Size: 100 Ft. x 150 Ft.

Legal Description: Lots 10 & 11 in Block 5 of the 2nd Extension to South addition to the Village of Flanagan, Illinois

Property Taxes: Currently Frozen under the Senior Assessment Freeze
Total Equalized Assessed Value \$21,921.00
Parcel No.: 13-13-22-411-001

Inspection: To inspect the Home contact Steve Brockwell at (217) 260-6289 or Val Funk at (309) 261-4715

Real Estate Terms: 10% down (Non refundable) on the day of the auction with the balance due on or before November 2, 2015. Written contract to be entered into on day of auction. Property taxes to be prorated to the date of closing. This property is being sold "As-Is" with NO inspections, NO warranties & NO contingencies.

Antique Collectible Items

Furniture:

2 - Pine Corner Cabinets
Oak Commode/Wash Stand
Walnut Lamp Table (Rectangular)
Oak Morris Chair
Walnut Frame/Upholstered Morris Chair
Oak Caned Rocker W/ Arms
2 - Sewing Rockers
Old Pine Single Bed
Old Mohair Sofa
Walnut KneeHole Desk
Cedar Chest
Quilt Rack
Child's Bentwood Chair
Chrome Dinette Table
4 - Old Metal Lawn Chairs
Sm. Iron Cook Stove
Tall Primitive Cabinet
Wooden Potato/Onion Bin

Small Collectibles:

Hanging Parlor Lamp (Electrified)
Harness Maker's Bench
Old Rug Loom
2 - Carved Woden Duck Decoys
Lg. 1880 Bible
Old Violin in Case; Ukulele
Old Fabric & Linens
Assorted Pieces of Tanned Deer Skin
Assorted Older Jewelry
Porcelain Doll Heads & Parts
Old Photo Album
Old Post Cards
Old Oil Lamps
Assorted Glassware & China
Older Nylint & Tonka Toy Trucks (Tin)
Older Matchbox Type Cars
Older 1970's Sports Cards (over 10,000)
Old 78 R.P.M. Records
Ladies Pheasant Feather Hat
Old Christmas Decorations
Wooden Fun Stretching Boards
Assorted Old Wood Frame Windows

Household Furnishings

Appliances:

Roper 18 Cu. Ft. Refrig/Freezer (white)
"Newer" Maytag Performa Washer Oversize Capacity, (white)
Crosley Hvy. Dty. Gas Dryer
Radiator Style Elect. Heater
Pedestal Fan

Furniture:

Upholstered Platform Rocker W/ Foot Stool
2 - Overstuffed Chairs
2 - Wooden Bar Stools

Miscellaneous

Assorted Nativity Sets
Christmas Decorations
Porta-Pottie
Dishes & Glassware

Rock Polisher

Rock Polishing Machine
A Quantity of: Agate, Quartz, Coral, Obsidian, Etc.

Tools

Shopsmith 18" Scroll/Jig Saw
Wheelbarrow
Trolling Motor
Weber Kettle Grill
Gas Grill
Reel Mower
Wood Clamps
Shovels, Rakes, Etc.

Personal Property Terms: Cash, Check or Major Credit Cards (w/ 3% Convenience Fee). Photo ID Required to register. All items sold "As-Is". All sales are final.

Sellers Attorney: Ben Roth
Gridley, IL
PH. (309) 747-2230

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

Seller: Shirley (Mrs. Ernie) Brockwell Estate
Flanagan, IL



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