

# Naughton Auction Service

Atlanta, IL [www.NaughtonAuction.com](http://www.NaughtonAuction.com)

## House and Contents

### Saturday September 28, 2013

### 11:00AM

[Map](#)



### Naughton Auction Service

*Real Estate Auction and House Contents*

Auction on Saturday, September 28, 2013

Sale begins at 11 am. House contents will sell first.

House will sell at 1p.m.

House Location – 606 NE 2<sup>nd</sup> Street, Atlanta IL 61723

Seller of Home and Contents is Ron McGuire

***Open House dates to view property for sale will be***

Saturday, September 14, 2013 from 2-4 p.m.

Tuesday, September 24, 2013 from 6-8 p.m.

Pictures at [www.auctionzip.com](http://www.auctionzip.com) #12635

**Legal description of the home****Parcel # 053-07-001-00**

Single Story Frame Home.

Has two bedrooms.

Eat in Kitchen with newer oak cabinets.

Living room area.

Full Bathroom with a tub and shower combination.

Utility Room

Forced Air Heat with New Furnace with 85% Efficiency installed 2013

New Hot Water Heater in 2013

Central Air

Home has vinyl siding and replacement windows.

Home sits on a large corner lot approximately 90x140 ft

Ample shade trees in the yard and home has a treated deck

There is a yard shed size – 8' x 12'

Detached garage size 26'x24ft –The Garage is insulated and paneled on the inside and has heat and a window air conditioner. Very Nice extra space!

Home is in the Olympia School District

**Real Estate Terms:**

10% down (non-refundable) on day of auction, with the balance due on or before Oct.28<sup>th</sup>, 2013. Written purchase agreement to be entered into on the 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 the seller's confirmation. The property is being sold "As-Is" with NO warranties, NO contingencies, & NO

inspections.

Auctioneers note – This is a very clean and well maintained home in a nice area.

Go to [www.naughtonauction.com](http://www.naughtonauction.com) to view full sale listing and pictures.

Go to [www.auctionzip.com](http://www.auctionzip.com) #12635 for pictures of House and Contents

Home is being Auctioned by Brian Bradley

Home Contents will be Auctioned by Dan Naughton

Contact – Dan Naughton (217)304-6502

### **Household Items for sale –**

#### **Furniture and appliances**

Oak Hutch with Glass Doors

Oak Coffee Table

Beautiful Cedar Chest

(2) End tables

Pair of lamps

Couch

Chair

(2)TV with Stand

Oak Queen Bed with matching dresser

Single Bed (New)

(2) Dresser

Round Dining Table with leaf and 6 chairs

Desk

Corner Shelf

Tall Kitchen Cabinet

Hot Point Gas Stove

RCA Gas Stove

(2) RCA Refrigerator/Freezer

Kenmore Washer/dryer (Gas)

### **Lawnmower –Tools – Yard furniture**

New Yardman Mower – 13 ½ horse power 38inch deck

Push Mower

Cordless trimmer

Craftsman 14 V Cordless Drill

Shop Vac

6ft and 8 ft ladders

Wrenches

Hammers

Several Patio Chairs

Patio Table and Umbrella

Gas Grill (like new)

(2)Coolers Coleman

Yard decorations (Swinging wooden Dolls)

### **Antiques and Collectibles**

Antique Table

Straight back oak Chair

Antique Desk Chair

Pyrex nesting bowl sets

Antique Glass Lamp

Bell collection

Glass Bottle Collection

Quilts

Dancing/singing animated figures collection

**Household Goods**

Dishes

Cookware

Flatware

Tupperware

Linens

Numerous Holiday Décor (Christmas and Fall)

(3) Christmas Trees

Ron McGuire

Dan Naughton



## *Naughton Auction Service*

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2487 N 2100 E Ave., Atlanta, Ill. 61723  
Dan Naughton Auctioneer, Il Lic #441.000312  
Phone: 217-304-6502

[See more sales for Naughton Auction Service](#)

Contact us at [dnaughton77@hotmail.com](mailto:dnaughton77@hotmail.com)

