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Real Estate Auction

Located at: #316 E. Elk St., Odell, IL. 60460

Directions: From The Odell Bank (In Downtown Odell, IL) Go East (On Hamilton St.) 3 Blocks To S. East St., Then 1 Block South. (Property Is Posted With Auction Signs)

Saturday, December 3rd, 2016 At 10:00 A.M.

See photos & Info at www.bradleyauctionsinc.com

4-Bedroom Home on 2 Lots



Home Info: A Large, 2 Story/Frame Home With: 4 Bedrooms (1-Downstairs & 3-Upstairs), Lg. Living Room, Lg. Eat-In Kitchen (With Elect. Stove & Built-In Dishwasher), Laundry Room (With Washer & Dryer), 2-Full Bathrooms, (1-Upstairs & 1-Downstairs), Office Room & Front Foyer, Lg. Open Back Porch & Partial Basement. The Home Has Vinyl Siding, Newer Replacement Windows Throughout & Newer G.F.A. Furnace.

Total Living Area: 1,761 Sq.Ft.

Garage Info: An Attached 2-1/2 Car Garage

Lot Size: An Irregular Shaped Lot With 100 Ft. Of Frontage On Elk St. And 180 Ft. Deep

Legal Description: Lots 8 & 9 In Block 23 In The Village Of Odell, IL.

Taxes: \$2,418.78/Year With No Exemptions PIN # 10-10-10-160-067

Inspection: The Home will be Open for Inspection on Saturday, Nov. 19th, 2016 From 1:00 to 4:00 P.M.

Year Built: 1900

Terms: 10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before January 22, 2017. Written purchase agreement to be entered into on day of Auction. Property Taxes to be pro-rated to the date of closing. Sale Is Subject To Seller's Confirmation. The property is being sold "AS-IS" with NO warranties, NO inspections, and NO contingencies.

Seller's Attorney: David J. Babb
#401 N. Plum St.
Pontiac, IL 61764
Ph. (815) 844-4000

Auctioneers' Note: This Large Home Has A Large Yard (2-Lots) And Is Situated In A Quiet Part Of Town. Appliances Sell With The Home (Stove, Dishwasher, Washer & Dryer) And Come With A "Total Homeshield" Warranty. Seller is Highly Motivated To Sell. Come Inspect On 11/19 & Come Prepared To Buy On 12/3

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

Seller: John Kizhakedan



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