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Real Estate Auction

Located at: #62 Sundown St. Streator, IL. (Corner of Sundown St. & Sunset Ave.)

Directions: Take Rt. 18/Main St. To The Extreme West Edge of Streator, IL. At Streator Tire & Repair Go South (On Columbus Rd.), 3 Blocks to Sundown St., Then 2 Blocks West.

Saturday, May 20th, 2017 At 10:00 A.M.

See photos at www.bradleyauctionsinc.com

3 Bedroom-Brick Ranch Home



Home Info: A Nice Ranch Style, Brick Home, (1,532 Sq. Ft.) With: 3 Bedrooms, Full Bath w/Tub & Shower, Full Bath Off Master Bedroom w/Shower, Lg. Sunken Living Room w/Wood Burning Fireplace, Eat-In Kitchen w/Oak Cabinets, Elect. Stove, & Built-In Dishwasher, Front Foyer. Full Basement (70% Finished w/Lg. Wet Bar & Built-In Display Shelves w/Padded Bench, Finished Storage Room/4th Bedroom w/Cedar Lined Closet, & Laundry/Workshop Area). Covered Front Porch (6.5' x 21'), Covered Patio In Rear, Fenced Yard Area In Rear, The Home has Gas/Forced Air Heat & Central Air Conditioning.

Garage Info: A 2-1/2 Car Attached Garage (Paneled)

Year Built: 1976

Lot Size: Situated on 2-Lots: 99 Ft. x 124 Ft. (Lot w/Home) & 90 Ft. x 124 Ft. (Vacant Lot)

Legal Description: Lots 62 & 63 in Merriner's Riverside Manor

Taxes: Lot w/Home: Taxes Currently Frozen. Total Assessed Value = \$53,944. Vacant Lot: \$625.52/Year
PIN #'s 32-39-107-006 Vacant Lot 32-39-107-007 Lot w/Home

Inspection: The Property Will Be Open for Inspection on Friday May 5th, 2017 from 4:00 to 7:00 PM

Terms: 10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before July 5, 2017. Written purchase agreement to be entered into on day of Auction. Property Taxes to be pro-rated to the date of closing. The property is being sold "AS-IS" with NO warranties, NO inspections, and NO contingencies.

Auctioneers' Note: This is a great opportunity to purchase this beautiful home, that is ready to move into!!! In a nice and quiet neighborhood on the edge of town. Come to inspect on May 5th and come prepared to buy on May 20th!!!

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

Seller: Robert C. Appel Trust
Streator, IL.



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