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Real Estate Auction

Located At: #1711 Highland Place, Streator, IL 61364

Directions: From The Jct. of Rt. 18/Main St. & Otter Creek St. (At The East Edge of Streator, IL) Go North (On Otter Creek St.) 9/10 Mile To B&R East Grocery Store, Then 1/2 Mile East (Property is Marked w/Auction Signs)

Sunday, November 19, 2017 at 1:00 p.m.

See photos at www.bradleyauctionsinc.com



3 - Bedroom - Brick/ Ranch Style Home

Home Info.

A Nice Brick/Ranch Style Home (1,635 Sq.Ft of Gross Living Area) with: 3 - Bedrooms, Full Bath w/ Deep Tub & Oak Cabinets (Main Floor), Eat-In Kitchen (with Island & Built-In: Oak Cabinets, Electric Cook Top, Oven, And Dishwasher), Lg. Living Room, Dining Room/Rec. Room. The Home Has a Full Basement w/Shower & Stool. Open Front Porch w/Columns & a Cement Patio(Rear). The Home is Equipped With: A Natural Gas/Forced Air Furnace (New in 2016), Central Air Conditioning, City Water & Private Septic System. Anderson Double Pane Windows w/Built in Mini Blinds, Throughout. Situated On a Large Lot With Ample Shade Trees.

Garage Info.

A 2 - Car Attached Garage (22'4"W x 21'D), Double Wide Driveway

Taxes

\$2,750.64/Year (Paid in 2017)
PIN Number: 34-30-105-006

Legal Description

Lot 7 In Block 2 of Edgetown Acres Subdivision (Commonly Known as Thomas Addition)
Lot Size: 100 Ft. W x 142 Ft. D

Year Built: 1970

Inspection

The Home will be Open for Inspection on Saturday, November 4, 2017, From 1:00 to 4:00 p.m.

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

Terms

10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before January 3, 2018. Written purchase agreement to be entered into on day of Auction. Property Taxes to be pro-rated to the date of closing. This property is being sold subject to seller's confirmation. The property is being sold "AS-IS" with NO warranties expressed or implied, NO contingencies, and NO inspections provided.

Auctioneers' Note

This is a nice home in a good location & a nice/quiet neighborhood. Look it over and come prepared to buy.

Seller's Attorney

M.G. Gulo & Associates LTD
#123 S. Monroe St.
Streator, IL 61364
Ph. (815) 672-2472

Sellers: Ruth Huff & The Late Gary Huff
Streator, IL



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley
Streator, IL
Ph. **815-674-2543**
IL. Lic. #440.000505
Brent Bradley
Streator, IL
Ph. **815-992-2699**
IL. Lic. #440.000571
Freddie Immke
Saunemin, IL
Ph. **815-832-4957**
IL. Lic. #440.000070

