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Real Estate Auction

Located At: #946 Washington St. Marseilles, IL 61341
Directions: From the Twin Oak's Savings Bank (At the Jct. of Main St. & Bluff St. /Rt. 6, in Downtown Marseilles, IL.) Go West on Rt. 6, 12 Blocks, (8/10 Mile), To Seals - Campbell Funeral Home, Then 2 Blocks South to Washington St., & West to # 946.

Sunday, May 6, 2018 at 12:30 P.M.

See photos at www.bradleyauctionsinc.com



4 - Bedroom Home on 2 Lots - Nice Corner Location

Home Info.

A Nice 2-Story Frame Home (Total Sq. Ft. 1,486) with: 4 Bedrooms (1 Downstairs & 2-Up), Full Bath,(Upstairs), 1/2 Bath (Toilet & Shower) in Basement, 1/2 Bath (Toilet & Sink) in Downstairs Bedroom, Lg. Kitchen w/Dining Area, (Built-In Dishwasher), Lg. Living Room w/Fireplace, Full Basement w/Fireplace, Lg. Open/Covered Front Porch. The Home has Gas/Forced Air Heat & Central Air Cond.
Recent Updates: New Roof in 2016 (40 yr. Architectural Shingles) New Vinyl Siding & Gutters (2016), Mostly Newer Windows.

Garage Info.

A Detached Single Car Garage w/Newer Roof & Vinyl Siding (2016) Also 2 Small Sheds.

Taxes

Currently under the Senior Assessment Freeze. Total Assessed Value: \$24,251. Parcel # 24 - 18 - 425 - 001

Legal Description

Lots 9 & 10 in Block 8 of Richeys Addition to Marseilles, IL.

Lot Size: 100' x 100'

Year Built: 1850

Inspection

The Home will be Open for Inspection on Saturday, April 21, 2018, From 1:00 to 4:00 p.m.

Terms

10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before June 20, 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 very nice & large home, well located on a large corner lot w/ Ample Shade Trees. View Photos on our website, Plan to inspect on April 21 & come Prepared to Buy!!

Seller's Attorney

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

Also Selling On Same Date & Location: Antiques, Tools, Cargo Trailer, & Household Furnishings(Starting At 10:00 A.M.)

Seller: Jon L. Baudino Estate
 Marseilles, IL



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