

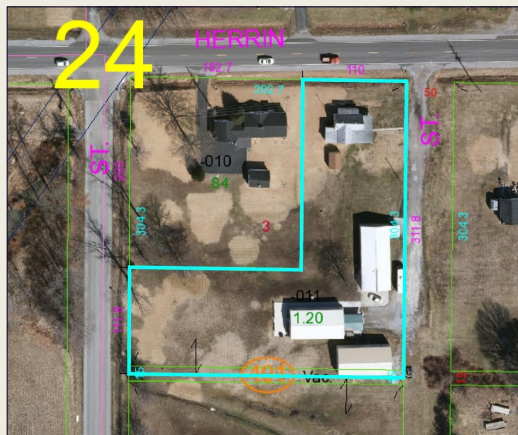
# REAL ESTATE AUCTION

## RESIDENTIAL/INVESTMENT PROPERTY

### FRIDAY, JULY 6<sup>TH</sup>, 2018 @ 6PM

**AUCTION LOCATION: 2000 WEST HERRIN STREET, HERRIN, IL 62948 (ON-SITE)**

**DIRECTIONS:** At the four-way stop in Herrin—the intersection of Herrin Street (Colp Highway) and Park Avenue (IL-148)—drive West on Herrin Street (Colp Highway) for nearly one mile. The auction location is on the South side of the highway. **(SIGNS POSTED)**



### 3 RESIDENCES AND SHOP BUILDING ON 1.25 +/- ACRES

SHORT LEGAL: MCNEILL'S, HF 3RD SOL E 110' + S 110' +  
S 104.3' OF W 182.7' + INT IN VAC. ALLEY  
INDEX #: 01-24-401-011

Wood Frame with Siding  
2 BR, 1 Full Bath  
Block Crawlspace with Cellar  
200-Amp Electrical (Ameren)  
No Garage  
Rewired in 1998  
New Siding in 1998  
Gas wall heater attached to kitchen wall  
Hot water heater located in cellar off front porch  
Built in ???

Post Frame Building with Steel Siding  
Crawlspace (living area), Slab Concrete (garage)  
2 BR, 1 Full Bath  
Gas FA Heat  
Central AC  
200-Amp Electrical (Ameren)  
Attached 1-Car Garage  
Clean and Efficient Home  
Built in 1996(?)

Post Frame Building with Steel Siding  
Crawlspace (living area), Slab Concrete (garage)  
1 BR, 1 Full Bath  
Electric Heat  
Central AC  
200-Amp Electrical (Ameren)  
Converted Garage to Family Room  
Built in 2003

Post Frame Building with Steel Siding  
Concrete Slab and Partial Crawlspace  
\*\*\*This building was previously damaged by a non-catastrophic fire.  
\*\*\*This building may be encroaching slightly into neighbor's portion of vacated alley to the South.  
\*\*\*All improvements on this property share a common water meter with city water and sewer.

**AUCTIONEER'S NOTE: This is an excellent investment opportunity with real income potential. The auction is subject to prior sale, so act NOW!**  
**LOCAL AGENTS, we will co-broker. Register with your client by 6/29.**

Information herein is considered accurate, but is not warranted.  
All measurements, taxes, utilities, and age are approximate.  
Appliances not warranted.

#### North Residence

Outside measurement: 29' X 38.5'  
Master Bedroom: 11.5' X 13.5' (double closet)  
2nd Bedroom: 13' X 13.5' (double closet)  
Entry Room with washer & dryer hookup: 8' X 10'  
Bathroom: 10.5' X 5'  
Kitchen: 13.5' X 13'  
Living Room: 13.5' X 14'  
Closed-in front porch (or 3rd bedroom): 19.5' X 5.5'  
Outside storage building: 12' X 16'  
Concrete front porch (covered): 10.5' X 29'

#### Middle Residence

Outside measurement: 30.5' X 69.5'  
Master Bedroom: 12' X 19.5' (double closet & ceiling fan)  
2nd Bedroom: 12' X 12.5' (closet 3.5' X 5' & ceiling fan)  
Living Room: 11.5' X 28.5' (gas wall heater, ceiling fans)  
Kitchen & Dining Room: 14.5' X 28.5' (2 ceiling fans)  
Bathroom: 5' X 9' (with storage closet)  
Hallway: 3.5' X 19.5'  
Office: Out in garage: 8.5' X 23.5'  
Enclosed garage (with electric door opener): 20' X 20.5'  
Laundry room (in garage): 4' X 6'  
Furnace room (in garage): 4' X 4'  
Front porch (wooden, covered): 10' X 12.5'

#### South Residence

Outside measurement: 31.5 X 56'  
Master Bedroom: 14.5' X 15' (double closet, ceiling fan)  
2nd Bedroom: 9.5' X 15.5'  
Living Room/Dining Room/Kitchen: 17' X 24'  
Bathroom: 7.5' X 8'  
Office (or 3rd bedroom): 8' X 15'  
Family Room: 20.5' X 26'  
Washer/Dryer room: 4' X 19'

#### Shop Building

Outside measurement: 31.5' X 57'

#### TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing within 45 days of fully executed purchase agreement. Seller to pay 2017 property taxes in full. 2018 property taxes pro-rated to day of closing. Possession at closing. Property is being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY". Conveyed in lieu of survey. All announcements made day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents.

OFFERED WITH RESERVE. SUBJECT TO PRIOR SALE.

## NO BUYER'S PREMIUM!!!

For more information, please contact Dustin at (618) 302-0325 or email: [dustin@integrityauctions.net](mailto:dustin@integrityauctions.net)

**PROPERTY PREVIEW: THURSDAY, JUNE 21<sup>ST</sup>, 4 - 6PM**

**SELLER: J. MARVIN (SR.) AND FREDA I. ABBEY**



51 West Main Street, Albion, IL 62806  
Phone: (618) 445-2267 Fax: (618) 445-9026

**"See the difference Integrity makes!"**

Dustin Hawkins, Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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