

# ABSOLUTE AUCTION

## RESIDENTIAL REAL ESTATE AND CONTENTS

**THURSDAY, AUGUST 2<sup>ND</sup>, 2018 @ 5:30PM**

**LOCATION: 315 WALNUT STREET, BROWNS, IL 62818 (ON-SITE)**

**DIRECTIONS:** FROM ROUTE 15, EAST OF ALBION—AT THE BROWNS TURNOFF TO THE SOUTH, DRIVE EAST ALONG THE OLD HIGHWAY INTO BROWNS (FIRST STREET). TURN SOUTH ONTO WALNUT STREET. THE AUCTION LOCATION IS ON THE WEST SIDE OF THE STREET. (SIGNS POSTED)



### RESIDENTIAL REAL ESTATE (SELLS ABSOLUTE AT 5:30PM):

This well-maintained home offers two bedrooms, one full bathroom, and just over 1,000 square feet of gross living area on block crawlspace. The property consists of six lots each measuring 50'x140' along Walnut and Washington Streets. Other improvements include two detached garages, covered patio/picnic area, like-new oversized yard barn, and smaller sheds. If you're looking for an affordable, efficient home at the right price, come see us at this **ABSOLUTE AUCTION** on August 2<sup>nd</sup>!!!

(see information sheet for more details)

**VIEWINGS AND INSPECTIONS BY APPOINTMENT—CALL DUSTIN**

### PERSONAL PROPERTY AUCTION HIGHLIGHTS:

Very nice appliances including Frigidaire gas range, Whirlpool "Estate" refrigerator, Whirlpool microwave, and Haier upright freezer; Full bedroom suite with bed, end tables, chest of drawers, and dresser; Other miscellaneous household furnishings; Neat old wooden slat-back chairs; Roll-top desk; Nice computer desk; Old Kenmore sewing machine desk; Pole lamp and desk lamp; Card table with folding chairs; Stools; Bookshelf; Quilting rack; "Stytaire" step stool; Base cabinet (re-painted); Soft goods such as table cloths and miscellaneous sheets; Older quilts and cutters; Sewing materials including thread and other miscellaneous items; Miscellaneous kitchen items, aluminum ware, granite-ware, etc.; Vintage wheat pattern tin bread box; Cake pans; Coffee maker; Strainers; Thermoses; Blue and clear Ball jars; Corningware; Bissell quick steamer (in-box); Vacuum sweeper; Ironing board; Fans; "Last Supper" print; Casio player electronic keyboard; Baldwin "Fun Machine" Organ; "Stampin' Up" items; Bolens FMC 24" Snow blower with 5 hp Tecumseh gas engine; Patio tables and other outdoor furniture; Wooden A-frame covered porch swing; Older metal patio table and glider; Metal umbrella stand; Vintage plastic seats; Single-bottom plow; Shepherds hooks; Nice picnic table; 7' metal windmill; Vintage metal chair; Hand saws; Misc. nuts, bolts, and bolt bins; Hedge Trimmers; Woodworking tools including Craftsman band saws, Edison Drill press, belt sander, etc.; Several bits and other attachments; Various tools and tool boxes; Workbench with vice; Step ladder; Electric chain saws; Galvanized watering cans and tub; Lawn spreader; Long-handled tools; Coleman camping stove; Small charcoal camping grill; Wooden ammo box; Galvanized tub; Wooden step ladders; Wooden floor creeper; Like-new "Suncrest" garden scooter; Tree trimmers; Grease gun; Wooden extension ladder...and more!!!



**SELLERS: DEE O. AND EDITH L. SPENCER**

### TERMS OF AUCTION:

**REAL ESTATE:** Twenty percent (20%), non-refundable earnest deposit required day of auction. Balance due at closing within 45 days. 2017 property taxes paid by Seller. 2018 property taxes prorated to the day of closing. All subsequent taxes assumed by Purchaser. Possession at closing. Property being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY". **SELLS ABSOLUTE, REGARDLES OF PRICE.**

**PERSONAL PROPERTY:** Cash or Check with I.D. are acceptable forms of payment. Credit card merchant services offered for all major cards with 3% convenience fee. All items sell "As Is - Where Is" with no guarantee as to condition. **ALL PERSONAL PROPERTY ITEMS SELL ABSOLUTE.**

*Announcements made day of auction take precedence over all other written or verbal statements.*

**NO BUYER'S PREMIUM—PICTURES ONLINE**

**NO CONCESSIONS WILL BE PROVIDED**

**PORTABLE RESTROOM ON-SITE DAY OF AUCTION**

Contact Dustin by calling (618) 445-2267 or email: [dustin@integrityauctions.net](mailto:dustin@integrityauctions.net)



RESIDENTIAL • COMMERCIAL • FARM • LAND • ESTATES • LIQUIDATIONS

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

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

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