

PUBLIC AUCTION

RESIDENTIAL REAL ESTATE

TUESDAY, SEPTEMBER 11TH, 2018 @ 6PM

118 SOUTH FIFTH STREET, ALBION, IL 62806 (ON-SITE)

DIRECTIONS: From South Fourth Street (IL Route 130), near the First Baptist Church, in Albion, turn West onto Cherry Street for one full block. At the stop sign, turn South onto Fifth Street for a half-block. The auction property is located on the East side of South Fifth Street. **(SIGNS POSTED)**



Legal Description: Lot Four (4) in Block "X" in the City of Albion, Edwards County, Illinois.

Year Built	1876
Type of Construction	Partial 2-Story Frame
Square Footage m/l	1,215 Total (up and down)
Total Rooms	6
Bedrooms	3-4
Bathrooms	1 Full
Foundation	Brick Crawlspace
Garage	Attached Carport (1-car; 18'x12')
Lot Size m/l	225'x48.15'

Property Details:

County	Edwards
Parcel No.	03-2-039-01
School District	Edwards County CUSD #1 (Albion Grade School)
Heat	Gas Forced Air
A/C	Central
Water	City
Sewer	City
Utilities m/l	Electricity: \$40.00 (Ameren); Gas: \$42.67 (Consumers) See Notes
Property Taxes m/l	\$470.86 (no exemptions)

Notes:

Room Dimensions—Main Floor: Living Room: 11'3"x13'4"; Kitchen: 16'5"x10'; Bath: 5'x6'11"; Utility Area: 9'9"x8'; Storage Area: 4'7"x15'10"; Bedroom 1: 10'6"x13'3"; **Upstairs:** Bedroom 2: 13'3"x11'3"; Bedroom 3: 9'5"x13'3"

More Features... 12-month utility averages may not be fully accurate due to some vacancy; 100-amp service on breakers; 32-gallon gas water heater (A.O. Smith); asphalt shingle roof (back-half of house and carport have newer metal roof); new plumbing; new clean-out; new water spigot on backside of house behind the property; driveway goes to alley behind house

Items Included: refrigerator, Maytag gas range, Crosley washing machine

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

EXCELLENT INVESTMENT OPPORTUNITY

EXTREMELY LOW RESERVE PRICE

TERMS OF REAL ESTATE AUCTION:

Twenty percent (20%), 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.**

NO BUYER'S PREMIUM!!!

VIEWINGS AND INSPECTIONS BY APPOINTMENT

Please contact Dustin at (618) 445-2267 or email: dustin@integrityauctions.net

SELLER: CAROL A. KING



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

www.integrityauctions.net

www.auctionzip.com ID #36363

