

PUBLIC AUCTION

RESIDENTIAL REAL ESTATE AND CONTENTS

THURS., SEPT. 27TH, 2018 @ 5:30PM

LOCATION: 306 LAKEVIEW DRIVE, FAIRFIELD, IL 62837 (ON-SITE)

DIRECTIONS: At the intersection of Main and First Streets in Fairfield, near Huck's convenience store, drive North on First Street for 0.8 mile. Then, drive West on Lakeview Drive for 0.3 mile. The auction property is situated on the South side of the street. **(SIGNS POSTED)**



RESIDENTIAL REAL ESTATE (OFFERED WITH RESERVE @ 5:30PM):

Here's an excellent starter home or investment property ideally located in a great residential neighborhood on Fairfield's North side! With two bedrooms, one full bathroom, and nearly 900 square feet of gross living area over block crawlspace, this efficient and affordable home is sure to please virtually any buyer. Other features include, attached carport, rear deck, and detached shop building. Call Dustin for more information today!

Appliances selling with house: GE refrigerator, Signature Menu Magic electric range, Kenmore top-load washing machine, and Kenmore frontload dryer

REAL ESTATE OFFERED @ 5:30PM—REASONABLE RESERVE PRICE
PROPERTY PREVIEW: THURS., SEPT. 20TH, 4-6PM

GPS COORDINATES: 38°23'26.85" N - 88°21'50.04" W
(SEE INFORMATION SHEET FOR REAL ESTATE DETAILS)

PERSONAL PROPERTY AUCTION HIGHLIGHTS (ALL ITEMS SELL ABSOLUTE):

1995 Mercury Grand Marquis LS (149,100 miles, gray leather interior, 4.6 L overhead cam V8 engine, VIN: 2MELM75W9SX609016); Nice collection of Native American artifacts, including, spear tips, arrow heads, mortar and pestle, vase, and tools; Assortment of oil and kerosene lamps; Miscellaneous glassware including amber and pink depression, carnival, etc.; Lots of ceramics and figurines; Casio CTK-511 electronic keyboard; Johnson 6-string beginner's guitar with case; Harmony ukulele with case; Numerous vinyl albums; Sound Design stereo; Frigidaire chest freezer; Plenty of furniture including: wood/laminate dining room table with 6 chairs, book cases, gun cabinet, shelves, storage cabinet, wash stand, sofa, end table, occasional chair, dresser, pine book shelf, sewing desk, chest of drawers, twin bed frame, rocking chair, wooden bread box, old Microwave cart, etc.; Copper boiler; Vintage Cosco step stool; Several DVD's and VCR tapes; Puzzles; Wooden marble game board; Lots of books; Kitchenware, plates, cups, etc.; Pots and pans; Tupperware and Rubbermaid items; Martin #8 cast-iron skillet; Some granite ware; Vintage red, hardcase Forecast suitcase (new condition with original box); Nice vintage folding table with box; Some invalid equipment; Vintage Roadmaster men's bicycle; Park Bench; Picnic table; Lots of household items including afghans, throws, and other soft goods; Lots of miscellaneous items; Seasonal décor; Great selection of shop tools, woodworking items, and other equipment including jack stands, miter saw, bench grinder, Work Mate work center, vice, belt sanders, drill press, vehicle ramps, lots of C-clamps, portable table saw, etc.; Hand tools, including, ratchets, socket sets, drill bits, etc.; Numerous power tools including sanders, drills, scroll saw, circle saw, Craftsman 12", 2-speed bandsaw, Craftsman radial arm saw, router with table; Saw horses; Tool boxes; Tool caddy; Miscellaneous lawn mower parts; Long-handled tools and lots of other goodies you won't want to miss out on!!!



MERCURY GRAND MARQUIS SELLS @ 7PM

SELLER: ROSEMARY FREEMAN AND THE HEIR OF BURCHARD ELWOOD FREEMAN (SANDRA K. GOLDMAN)

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". **SUBJECT TO RESERVE.**

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 PROVIDED

BLUE RIBBON PORTABLE RESTROOM ON-SITE DAY OF AUCTION
Contact Dustin by calling (618) 445-2267 or email: dustin@integrityauctions.net

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

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