

PUBLIC AUCTION

REAL ESTATE WITH MOBILE HOME

FRIDAY, OCTOBER 5TH, 2018 @ 6PM

515 CHAMPION DRIVE, WEST SALEM, IL 62476 (ON-SITE)

DIRECTIONS: From Illinois Route 130, at the West Salem crossroads, drive East on CR 1850 N. Upon entering village limits, follow the "Y" to the Northeast onto Champion Drive. The Auction property is situated on the Northwest side of the road. **(SIGNS POSTED)**



Legal Description: All of the following described real estate lying North and West of the County Highway #3, formerly County Road 808: Commencing at a point 32 rods and 11 inches South and 1 rod and 12 feet East of the Northwest corner of the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 18, Township 1 North, Range 14 West; running thence East 24 rods and 15 feet, thence North 6 rods and 11 feet and 7 inches; thence West 24 rods and 15 feet; thence South 6 rods and 11 feet and 7 inches to the place of beginning, containing ½ acre, more or less, situated in the Village of West Salem, Edwards County, Illinois.

Property Details:

Year Built	2005	County	Edwards
Type of Construction	Singlewide, "Clayton" Mobile Home	Parcel No.	04-1-090-09
Square Footage m/l	826	School District	Edwards County CUSD #1 (West Salem Grade School)
Total Rooms	6	Heat	Electric Forced Air ("Red-T"; original)
Bedrooms	2	A/C	Central (age unknown)
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Steel Underpinning with Piers	Sewer	City
Garage	Detached 2-Car (24'x28')	Utilities m/l	Electricity: \$146.00 (Ameren; ALL ELECTRIC)
Lot Size m/l	0.52 Acre (irregular)	Property Taxes m/l	\$450.00 (est. w/ owner occ. ex.; currently on privilege as mobile home)

Notes:

Room Dimensions—Master Bedroom: 13'2"x8'10"; Ensuite Three-Quarter Master Bath: 9'x6'2"; Great Room (Kitchen, Dining, Living Room): 13'2"x24'; Main Bath (Full): 10'x6'10"; Bedroom 2: 13'2"x9'

More Features...200-amp electrical service on breakers; asphalt shingle roof replaced in 2017 (mobile home and garage); vinyl siding; vinyl flooring throughout; detached garage has concrete floor, electricity (with subpanel), automatic, insulated overhead doors, and insulated walls lined with OSB; 8'x12' front deck with wheelchair ramp; wooden wheelchair ramp and landing at back door; metal yard barn

Items Included: Frigidaire stackable washer and dryer, GE refrigerator, GE coil top electric range with hood, Emerson microwave

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

THIS WELL-MAINTAINED, EFFICIENT, AFFORDABLE HOME IS BEING OFFERED WITH A VERY REASONABLE RESERVE PRICE...DON'T MISS OUT!!!

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: HARRY U. AND PATRICIA M. BOUDREAU



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

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

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