

# PUBLIC AUCTION

## RESIDENTIAL REAL ESTATE AND CONTENTS

### SATURDAY, OCTOBER 6<sup>TH</sup>, 2018 @ 9AM

629 COUNTY ROAD 2000 NORTH, WEST SALEM, IL 62476 (ON-SITE)

**DIRECTIONS:** From Illinois Route 130, a mile-and-a-half North of the West Salem crossroads, turn East onto County Road 2000 North. Continue driving East for approximately 1.2 miles. The auction property is situated on the North side of the road. **(SIGNS POSTED)**



#### RESIDENTIAL REAL ESTATE (OFFERED WITH RESERVE @ 9AM):

This frame construction, one-and-a-half-story home offers just over 1600 square feet of living space with two-to-three bedrooms, one full bath and additional half bath. Other features include partial basement, gorgeous wood deck, above-ground swimming pool, and spectacular like-new 45'x48' pole barn with 6-inch concrete floor, 14' sidewalls, and large sliding door. This country home on roughly 1.2 acres has everything...There's even an additional 20'x25' fully finished building on the property! Call Dustin today!!!

Items included with house: High-end stainless-steel Samsung appliance package with refrigerator, electric cooktop stove/range, and hood vent microwave; matching KitchenAid dishwasher; Samsung washer and dryer

**REAL ESTATE OFFERED @ 9AM—VERY REASONABLE RESERVE PRICE FOR VIEWINGS AND INSPECTIONS, CONTACT DUSTIN**

**GPS COORDINATES: 38°32'27.84" N - 88°02'03.56" W  
(SEE INFORMATION SHEET FOR REAL ESTATE DETAILS)**

#### PERSONAL PROPERTY AUCTION HIGHLIGHTS:

2012 Cougar by Keystone "XLite" 30' travel trailer with load-levelling sway control bumper hitch, sway bars, double slide-out, "Polar Pak" insulation package, power awnings, power front jack, 2 30-lb. propane tanks, and LED interior and exterior lighting (VIN: 4YDT30R26CV507739, OFFERED WITH RESERVE); 2014 Exmark "Pioneer" zero turn mower with "Ultra Cut" 60" Series 4 cutting deck, Kohler Command Pro 725cc engine, and approximately 149 hours (SUBJECT TO SALE OF HOME, OFFERED WITH RESERVE); 2003 Yamaha "Kodiak" 400cc ATV 4-wheeler with 4WD, automatic transmission, and extra set of wheels and tires (VIN: 5Y4AJ09Y03A001732, SELLS ABSOLUTE); 2010 North Shore 6'x12' tandem-axle dovetail utility trailer with 3500-lbs. axles, metal drop-gate and wood floor (VIN: 1N9BA1229AB152093, SELLS ABSOLUTE); 2 electric fireplaces; 2 L-shape desks with chairs; Sanyo LED 32" TV; Sanyo 54" flat-panel TV; Nice "Pleather" L-shaped sectional with 2 end recliners; Painted bench with storage; Lift-top coffee table; Bow-front curio cabinet; Queen-size Select Comfort bed; Oak chest of drawers; Large black painted dining room table with 1 leaf and 5 chairs and matching black painted hutch; Several display shelves; Night stands; White sewing table; Lamps; Upholstered dining room chairs; Laminate roll-top desk; Frigidaire dorm refrigerator; Upright Frigidaire freezer; Window AC units; Lots of quality patio furniture/equipment including Master Forge grill and smoker, fire pit, patio tables and chairs; Kingsburg grill/smoker; Hose reel; Wind curtains; Canopies; King Cooker turkey fryer; Stainless steel table; Assorted coolers; Several hunting/sportsman items including Hoyt compound bow and Parker compound bow; Deer stands including a TMA climber; Bass Pro Shop Camp Kitchen; Vintage tackle box with lures; Livetrapp; 3 older, tooled leather western saddles; Synthetic saddle; Master Built gas smokehouse; LP tank heaters; Troy-Bilt "Bronco" 6 HP rear-tine tiller; Scaffold on wheels; 2 100-gallon Rubbermaid stock tanks; T-posts; Push-behind spreader; Bumper hitch cargo rack; 65-gallon water/chemical tank; Metal lawn cart; Lightly-used Steel City wood shop dust collector; Thermo Heat dual-heat torpedo heater; Truck bed tool box; Yard roller (4', water fill); Honda pressure washer; Vehicle ramps; Aluminum loading ramps; 3-ton floor jack; Jack stands; Drywall jack; 2-wheel cart; Shop vacs; Older vinyl windows; Metal wheelbarrow; Several aluminum ladders including a 10', and an extension ladder; Several shop shelves; Fuel cans; Planting pots; Metal saw horses; Toolboxes; Large assortment of hand tools including levels, come-alongs, hand drills, brad nail gun, clamps, hand saws, reciprocating saw, several "Dewalt" cordless power tools, "Craftsman" circular saw, etc.; Bench grinder; Work benches; Metal work carts; Vintage Tool and die maker tools; Long handled tools; Multi-purpose charger; House wrap; Wooden wagon wheels; Vintage "yard man" rotary mower; Old Sears electric chainsaw; Various fans; Beauty shop equipment including dryer hood and chair, 2 wash sinks (to be removed by purchaser), Sterimatic sanitizer, and other beauty shop items; Filing cabinets; Totes; Lots of nice Christmas décor including several lighted outdoor items; Lots of vinyl albums; Guard All safe; 2 sets of left-handed golf clubs; Iron Man inversion table; Small doll crib; Small dolls; Beanie Babies; Miscellaneous VCR cassettes and DVD's; Some kitchen and household items including graniteware and Pyrex; Fondue set; Numerous craft items; Blue and Silver hand-made wedding décor; Karaoke machine; Invalid equipment... **and much more!!!**



**TRAVEL TRAILER, ZERO TURN MOWER, 4-WHEELER, AND UTILITY TRAILER OFFERED @ 11AM**

**SELLER: ROGER D. AND MARION F. HENSON**

#### TERMS OF AUCTION:

**REAL ESTATE:** Ten percent (10%), 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. Announcements made day of auction take precedence over all other written or verbal statements. Not responsible for accidents. **SOME ITEMS OFFERED WITH RESERVE PRICES AND/OR CONTINGENCIES...SEE NOTES IN LISTING.**

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

**CONCESSIONS PROVIDED BY HOGG HEAVEN BBQ  
BLUE RIBBON PORTABLE RESTROOM ON-SITE DAY OF AUCTION**

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



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

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