

PUBLIC AUCTION

RESIDENTIAL REAL ESTATE AND CONTENTS

THURS., OCT. 25TH, 2018 @ 5:30PM

213 WEST MILL STREET, GRAYVILLE, IL 62844 (ON-SITE)

DIRECTIONS: From the 4-way stop in Grayville, drive North on Court Street (Hwy. 1) for one block. Turn West onto Mill Street and drive for another block-and-a-half. The auction property is situated on the South side of the street. **(SIGNS POSTED)**



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

This beautiful, spacious home with semi-open floor plan and full basement is being offered at public auction with a very reasonable reserve price. With just over 2,000 square feet of gross living space, two-to-three-bedrooms, one-and-a-half-bathrooms, attached carport, and an absolutely gorgeous lawn, what more could you want? Well-maintained properties like this are difficult to find...Join us for the auction, so you don't miss out! For more details or to schedule viewings and inspections, please call Dustin.

Items included with the house: Frigidaire electric range (2015); Maytag dishwasher (2005); Amana "bottom freezer" refrigerator (2003); Maytag top load washer (2009) and front load dryer (2009); Gas log fireplace in living room; Garbage disposal

REAL ESTATE OFFERED @ 5:30PM—VERY REASONABLE RESERVE PRICE FOR VIEWINGS AND INSPECTIONS, CONTACT DUSTIN

GPS COORDINATES: 38°15'31.37" N - 87°59'56.23" W (SEE INFORMATION SHEET FOR REAL ESTATE DETAILS)

PERSONAL PROPERTY AUCTION HIGHLIGHTS (ALL ITEMS SELL ABSOLUTE):

Immaculate 1880's dining room table with 9 leaves and 6 chairs; Mantle clock; Beautiful walnut China cabinet (made from shelves from Smith Hardware Store); Lovely queen-size ornate oak bed; Oak cabinet with stained glass doors; Bedroom set including headboard, queen frame, 2 night stands, and dresser; Fireplace mirror; Nice pair of blue swivel rockers; Pair of blue glider rockers; Round dinette set with 4 chairs; 3-legged stand; CD rack; TV stand; Mirror; Hanging rack (Tell City); Occasional tables and side tables; Oak end table; Oak drop-leaf coffee table; Pair of brass lamps; Plaid sofa; Half-round side table; Small rocker; La-Z-Boy suede recliner; Beige hide-a-bed/sofa; Office chair; Chiffonobe; Piano bench; Covered wagon magazine rack; Wooden dining room chairs; Wooden utility cabinet; Bedroom set including headboard, queen frame, 2 night stands, and dresser; Roos Sweetheart cedar chest; Commode/wash stand; Chest of drawers; Utility cabinet with glass doors; Gate-legged table; 5-drawer chest; Day bed; Plastic shelving; Wall mirrors; Frigidaire refrigerator; Frigidaire upright freezer; Exercise equipment including 2-inversion tables, Bowflex Pro, dumbbells, and weights; Schwinn 213 Recumbent bike; ATS 1400 Air Rower, Pro-Form XP550E Tread Mill; Dehumidifier; Humidifier; Shop-Vac (12-gallon); Wheelbarrow; Porch swing; Saw horses; Patio set (glider, settee, 2 swivel chairs, end table), Lawn chairs; Extension ladder; Step ladder; Utility table; Long-handled tools; Hedge trimmers; Hose and reel; Ramps; Lawn spreader...and much more!!!



SELLER: MARY LOU SMITH

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. **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

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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