

REAL ESTATE AUCTION

3-BEDROOM 3½-BATH BRICK RANCH HOME
4¼ ACRE STOCKED POND - 30x50 SHOP - 9.28 ACRES

PROPERTY ADDRESS:
20825 E 2700 N RD, ODELL, IL 60460



Auction conducted by:
Richard A. Olson & Associates, Inc.

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

531 W Bedford Rd, Morris, IL 60450
(815) 942-4266

Owner: Estate of
Ollan Coyle

Sunday, December 8, 2019
@ 12:00 PM

OPEN HOUSE DATES:
Sunday, November 10 & 17, 2019
from 12-2:00 PM

www.richardaolson.com



**3,080 SqFt Brick Ranch Home on 9.28 Acres includes
4.25 Acre Stocked Pond & 30x50 Pole Building
Sunday, December 8, 2019**

Personal Property auction begins at 10:00AM

Real Estate auction begins at 12:00PM.

More Photos & Information on the website!



Home & Property Features:

- Two Living Rooms with Dining Area - 31x40 - Open Floor Plan
- Bedroom1 - 12x14, Walk-in Closet, Full Bath 5x10
- Bedroom2 - 12x14, Walk-in Closet, Full Bath 4x10
- Bedroom3 - 14x15, Walk-in Closet, Full Bath 5x10 (no tub)
- Kitchen - 16x18, Tile Floor, Center Island with Electric Cooktop, Built-in DW, Oven, Microwave & Refrigerator
- Laundry Room/Utility Room - 15x18 - Tile Floor
- Entry - 8x12 - Tile Floor
- Walk-out Deck - 14x20 - overlooking Pond
- Attached 1-car Garage
- Detached 24x28 Garage
- Garage Generator Outlet
- Full Basement 40x65 with gravel floor
- New Roof in 2018
- GFA Furnace - Central Air
- Electric Water Heater
- Sump Pump - Well Tank
- LP Heat - Well & Septic
- Home Built in 2001

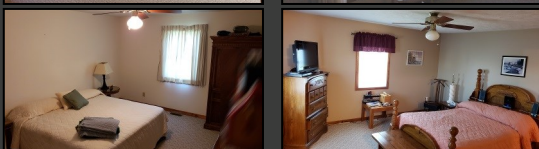
Pole Building:

- 30 x 50 Shop
- Concrete Floor
- 220v Electric
- Two 9' Garage Doors

Additional Information:

- PIN: 04-04-33-400-008
- 9.28 Total Acres
- Odell Grade School - Pontiac High School
- Nevada Township - Livingston County, Illinois
- 2018 Taxes = \$7,313.40
- Survey available on website

**Legal Description: 04-33-400-008 S33 T30 R6 9.28 ACRES COM
854 W & 47.07 N SE COR SE TO C/L CRK NE 271.47 NE343.69
NE255.78 NE209.87 SE94.34 SW566.28 SW205.45 SW141.42
SW139.27 SW208.81 SW235.70 NW145.95 POB**



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Real Estate Auction Terms: **Financing is not a contingency of sale in this offering.** Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. **\$15,000 earnest money** deposit on day of sale in the form of cash or check and be capable of **closing on or before January 22, 2020**. Survey and Clear Title will be provided. Buyer will receive a credit at closing for the 2019 taxes due in 2020. The property is being sold as-is, where-is condition with no contingencies, guarantees, warranties expressed, implied, or subject to financing. Seller makes no representations or warranties concerning the property to be sold. Included in this sale and purchase price are all existing items permanently installed in the Property, free from liens, including plumbing; heating; HVAC equipment; lighting fixtures; water treatment systems; garage door openers and transmitters; television antennas; shrubbery, plantings; wall to wall carpeting; shades, blinds, window covering hardware, and built-in appliances.





Richard A Olson & Associates, Inc
 Auction, Farm & Real Estate Specialists
 531 W Bedford Rd, Morris, IL 60450 (815)-942-4266
www.richardaolson.com



Auction Date:

Sunday, December 8, 2019

Personal Property offered at 10:00AM

Real Estate offered at 12:00PM

(see website for more information)



There will also be personal property sold beginning at 10AM on the same day. This includes a Kubota RTV1100 UTV, KTM 450SX Dirtbike, 18' Bayliner Boat, 15' Hobie Cat Sailboat, Farmall H Tractor, Tools, Household Furniture & Miscellaneous.



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