

— Real Estate —

# LIVE AUCTION

Thursday Evening • AUGUST 17th, 2023

Auction Starting @ 5:15 pm

11245 Fox River Drive • NEWARK, IL 60541



This large residential lot is improved with a ranch style home built in 1980 and is approximately 1,900 square feet. The Home features two bedrooms with ceiling fans, one full bathroom, attached oversized two car garage with openers on both doors. Large eat-in kitchen with oak cabinets, laundry / mud room with half bath which includes a shower, formal dining area off kitchen which extends to the large family room. The home has a partially finished basement with concrete poured walls. Other amenities include Central air conditioning, hot water baseboard heat & hot water heater. The mechanicals have been updated. The home is on its own well & septic, Blacktop driveway. The appliances selling with this home includes a Refrigerator, electric range stove, washer / dryer & freezer. The home has been well cared for and maintained, Newark School district and fire protection district.

**INSPECTION** of the property is by appointment only.  
Contact auctioneer Chris Wegener @ 815-451-2820.

**TERMS: \$10,000.00 down** day of sale with the balance at closing which shall be on or before October 4th 2023. Closing shall be in the usual manner with Real Estate Tax prorated at closing. Title will be evidenced by a commitment for title Insurance, subject to usual conditions and exceptions which will be furnished by sellers in the amount of the selling price. The successful buyer will be required to execute a contract for Real Estate Purchase and submit the required down payment **upon sellers' acceptance of the final bid on the day of sale**. Sellers have the right to accept and or reject any or all bids. **A current survey will be furnished by the seller prior to the sale date with inspection of Septic and well.** For matters related to Title, Survey, Agreement to Purchase Contract or other legal matters contact the attorney listed here. The property is being sold in "as is" condition and with **NO CONTINGENCY**. Potential Buyers will need or should have financial arrangements made prior to the sale day. **Must be present to bid.**

**Nancy Morel • ESTATE**

Atty. representing Seller: Julie Swanson-Haggard • Plano, IL 630-552-8213

Auctioneer: Chris Wegener Sandwich, IL 815-451-2820

Lunch  
Available

Comfort  
Stations

See photos @ [Go2WegenerAuctions.com](http://Go2WegenerAuctions.com)

