



Real Estate Auction

7 Room House/2 Bedrooms with
Unattached Garage

Saturday, August 30, 2008 – 10 AM Central

Auction location: on site at 714 North Central Ave. Paris, IL.



Property Description: Approximately 1,028 sq. ft. of living space home on 8,600 sq. ft. city lot. The house has 7 rooms consisting of: 2 bedrooms, 1 bathroom, a living room, a dining room, a kitchen and back utility/laundry room. The house also has a 14' x 20' unattached garage with an electric car door, along with a 7.5' x 10' metal storage shed. The house has 100 AMP service, water boiler gas fired furnace, a gas water heater and vinyl siding. The house has a partial basement that has recently been resurfaced.

Open House: Saturday, August 23
10:30 am - 12 noon.

Legal Description: Part of Section 36 T 14 R12 S one-half of Lot 11 Lawson Campbell Addition, 714 North Central

Assessor's Parcel #: 09-13-36-379-005

Note: This home was built before 1978 and all prospective buyers have 10 days prior to auction for inspection of lead based paint. Buyer must sign a disclosure waiver the day of the auction. The disclosure waiver and pamphlet will be available for viewing before the auction.

Real Estate Terms and Conditions: Down payment of \$3,000.00 is required on the day of the auction upon signing a purchase agreement immediately following the close of the auction. The remaining balance will be due in 30 days at the closing with delivery of deed. Property is being sold subject to any easements or right of ways of public record. Buyer(s) will receive full possession at the time of closing. Buyer(s) should keep in mind that your bidding is not conditional to financing, so make certain that you have arranged financing if you need it.

Real Estate Taxes: The seller had no real estate taxes on this property due to exemptions. Buyer will have a new assessment as determined by the supervisor of assessments office.

Acceptance of bid prices: The successful bidder(s) will be required to sign purchase agreements at the auction site immediately following the close of the auction.

Title: Abstract available for inspection at Open House.

Legal Questions: Legal questions may be directed to attorney Fred Kreckman of Anderson Law Offices in Paris, IL. (217)-465-3535

Agency: Moss Auction Team and their staff are exclusive agents for the Seller.

Auction Company Note: Announcements on Sale day take precedence over printed material or any other oral statement made.

Disclaimer and Absence of Warranties: The property is being sold on an "as is, where is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Each potential buyer is responsible for conducting his or her own independent inspections, investigations and inquiries concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. The auction procedure, conduct, and bid increments are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to preclude any persons from bidding if there is any question as to the person's credentials, fitness, etc. Auctioneer has final decision on all matters pertaining to this auction.



Seller: Betty Van Houtin

Moss Auction Team, LLC

Paris, IL 217-465-4500

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View more photos at www.mossauctionteam.com