



# Real Estate Auction & Personal Property

Country Home with Garage/Storage Shed  
on 1.1 acres & Personal Property

## Saturday, June 23, 2007 – 9:30 AM CDT

**Auction location:** on site at 19549 E 1800 Rd. Chrisman, IL.(Village of Logan)

**Directions to Property:** From Paris travel north 7 miles on IL Rt. 1 to CR 1800, travel east on CR 1800 4 miles to property.



**House Description:** Approximately 1,308 sq. ft. of living space and 336 sq. ft. of porch & deck area. The house has 2 paneled bedrooms, the north bedroom has hard wood floors & cedar lined closets, 1 bathroom, a spacious kitchen-nicely paneled with built in cabinets and gas oven, also a built in island top gas stove. There is a utility room off the kitchen with a sink and washer and dryer hookups. There is a small office or sewing room at the northeast corner of the house. The south room is an unfinished sitting or parlor room. House has 2 wall mounted gas furnaces, a newly updated septic system, gas water heater, built in water softener in the garage, 1 window mounted AC unit and lightning rods. House is serviced by a 50 ft. drilled well.

Living room-16'x15'

Utility room-13'x8'

Front sitting/parlor room-17'x15'

Office/sewing room-8'x12'

Kitchen-15'x14'

Bathroom-7'x7'

East bedroom-16'x15'

North bedroom-15'x11'

**Garage Description:** 36'x48' pole building with 2 overhead car doors on the south side and a small overhead door and walk in door on the east side. Building has a complete concrete floor and approaches. Building also houses a built in water softener to service the house.

**Property Description:** 12 apple trees, 1 cherry tree, 1 pear tree, 1 plum tree, 2 walnut trees, 3 red bud trees, 2 tulip trees, 2 pine trees, 1 white birch tree, grape vine, strawberry-red raspberry bushes, white & purple lilac shrubs, roses, and asparagus & rhubarb patches. The property has a 14 ft. dug well along with a cistern and another well on the east side of the house.

**Open House:** Friday, June 8 – 5:30-7:00 PM CDT or contact Auction Company for a private viewing.

**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.

**Legal Description:** Lots 13, 14, 15 & east 1/2 of Lot 1 in the Village of Logan. Property is located in Chrisman School District #6 and the Chrisman Fire Protection District.

**Auction Procedure:** Personal property will sell first starting at 9:30 AM and real estate will sell at approximately 12 noon.

**Personal Property: Glassware & Collectibles:** Blue Coin Glass footed compote with lid; Blue Coin Glass salt & pepper; Blue Coin Glass cigarette holder; Blue Coin Glass ash tray; Fenton Gold candy dish; Waterford Crystal bell; Cranberry Crystal toothpick holder; Crystal candle sticks; Fitz & Floyd plates; Milk Glass toothpick holder; Avon 1976 Xmas plate; misc. brass pieces; porcelain figurines, many farm primitives; sad irons; salt crocks; iron skillets; stone jug; antique wooden crates; 1928 Maytag washer; laundry stove (never used); GI Joe items; (2) Flyer sleds; (3) oil lamps; Playschool Toy Builders set. **Furniture:** Ethen Allen knee hole Maple wood desk; (2) dressers-one with mirror; wooden bunk-bed with end storage & under-bed drawers, ladder, matching small desk and chair, matching bench; Crosley 18.5 cubic ft. frost free refreg./freezer; Crosley chest freezer; Maytag washing machine; several storage cabinets and shelves; occasional chair; swivel/rocker chair; several wooden chairs; 4-drawer metal filing cabinet; Ethen Allen make-up table; Magnavox color TV on oak swivel base; kitchen table; microwave cart; (2) white metal cabinets. **Lawn Equipment:** JD LX 176 lawn mower, 36" deck; Agri-Fab 36" pull-type tiller; pull-type lawn wagon; yard-roller-concrete; 4'x4' glass green house; iron kettle planter; 2-cycle tiller; gas weed eaters; assortment of yard tools. **Tools:** Black & Decker cut off saw; Skill 10" band saw; wooden work bench; boxes of misc. hand tools; creeper; several al. & wooden ladders; car ramps; truck tool box. **Miscellaneous Items:** Singer sewing machine; boxes Xmas decorations; several decorative hat boxes; several Parker Brothers board games; (3) old fabric mill spools; unique wooden candle holders; misc. clocks & pictures; (2) Champion juicers; misc. books; misc. 70's toys; misc. toy trains; picnic table; metal lawn chairs; misc. baskets; gas grill; several storage cabinets; (2) apple cookie jars; boxes of old comic books; boxes of 70's-80's baseball cards; kitchen cookware; canning supplies; many miscellaneous items.

**Terms for Personal Property:** Cash or check. Photo ID required to register for a Buyer's number. Not responsible for accidents or articles left after day of Sale. Neither Auctioneers nor Owner guarantee condition of Merchandise in this Sale. Due diligence is the responsibility of the bidder/buyer.

**Real Estate Terms and Conditions:** Down payment of Ten percent (10%) down payment 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 real estate taxes paid in 2006 were \$246.16. The real estate taxes will be prorated to the time of closing.

**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:** Seller will offer title insurance on the property being offered in the auction.

**Legal Questions:** Legal questions may be directed to attorney Steve Miller in Danville, IL. (217)-442-0350

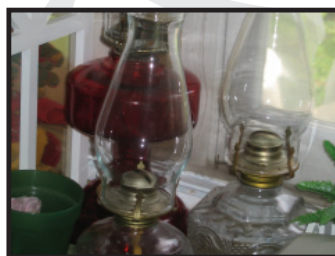
**Agency:** Moss Auction Team and their staff are exclusive agents for the Seller.

**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: Patricia Beeson  
Daughter of Jim & Jean Huffaker**

**Moss Auction Team, LLC  
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