



# Real Estate Auction

984 Sq. ft. Modern Home on Half Acre lot with 3 Bedrooms, Furnished Appliances, Central Air-conditioning & 2 Car Unattached Garage

## Saturday, May 31, 2008 – 10 AM Central Time

Auction location: on site at 1101 Indiana Street in Hindsboro, IL.



**Property Description:** Approximately 984 sq. ft. of living space on a half-acre city lot. The house has 7 rooms consisting of: 3 bedrooms, 1 bathroom, a living room, a kitchen and a laundry room. The house also has a 20' x 11' attached carport, along with a 600 sq. ft. unattached 2 car garage. The home is selling with all appliances including Kenmore washer & dryer, Kenmore ref./freezer, Kenmore portable dishwasher, chest type freezer and GE electric stove. The house has 100 AMP service, forced-air furnace with humidifier, central air-conditioning, a 52 gallon electric water heater, vinyl siding and aluminum guttering. The 2 car garage has a wall-mounted gas heater, phone service and an 18' overhead door, with concrete/asphalt driveway. The roof was re-shingled in 2007 and there were new windows installed about 10 years ago. There is a large backyard with a 12'x12' concrete slab for many uses. House is "turn-key" ready.

**Open House:** Saturday, May 17  
10:30 am - 12 noon.

**Legal Description:** Part of W 1/2 SW 1/4 Section 36-14-10. Assessor's Parcel #: 16-06-300-008

**Real Estate Taxes:** The 2006 real estate taxes paid in 2007 were \$146.06. (exemptions) The real estate taxes will be pro-rated to the time of closing

**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 \$6,000.00 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.

**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 Mark Petty in Arcola, IL. (217)-268-3056

**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.

**Auctioneer's Note:** Lovely house that is ready to move in. Well maintained home with full appliances.

**Seller: Children of Madyln Hardin**

**Moss Auction Team, LLC**

Paris, IL 217-465-4500

Larry Moss IL lic.#440.000147 Matt Moss IL lic.#440.000148



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