



Real Estate Auction

1,222 Sq. Ft. House & 2 Car Garage

Tuesday, November 27, 2007 – 10 AM Central

Auction location: on site at 123 West Main St. in Oakland, IL

Directions to Property: From IL Route 133 in Oakland turn north on South Walnut St., travel 1 block to Main St., turn west on Main to property.



Open House: Saturday, Nov. 17 at 11:30 am - 1 pm central

House Description: Approximately 1,222 sq. ft. of living space and 100 sq. ft. of front deck area. The house has 2 bedrooms, 1 bathroom, a living room, a front den and a spacious kitchen. There is a utility/laundry room off the kitchen with washer and dryer hookups, along with a back door to the unattached garage. House has a 100 AMP electrical service, a 40 gallon electric water heater, forced air gas furnace and central air conditioning.

Garage Description: 24'x32' garage with 2 overhead car doors, along with a walk in door on the south side. Building has a complete concrete floor and concrete approaches.

Legal Description: lot four (4) in block one (1) in Mosely's Addition to Oakland, Coles County, Illinois.

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.

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 Taxes: The real estate taxes paid in 2007 were \$1,497.72. 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 David Frisse of Frisse & Brewster Law Offices in Paris, IL. (217)-465-1234

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

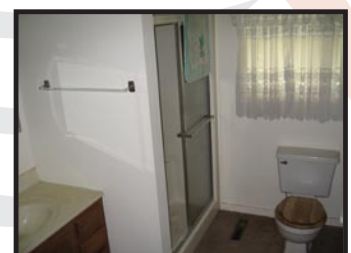
Auction Company Note: Announcements on Sale day take precedence over printed material or any other oral statement made.

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: Harriett Fry Estate
Personal Representative,
First Financial Bank

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View more photos at www.mossauctionteam.com