

Hancock County Illinois Real Estate & Personal Property

AUCTION



192 West 4th Street *Dallas City, Illinois*
auction held on site

FRIDAY, APRIL 6, 2018 AT 10AM Real Estate Sells at 12PM

TWO STORY HOME ON CORNER LOT

Take a look at this spacious Two story home with 1,888 sq.ft. of living space on two levels and was built in 1890. The main level features a kitchen with refrigerator & electric stove, spacious living room with updated carpet and an adjoining bedroom with washer/dryer hookups and updated carpet. Also on the main level is an updated handicap accessible bathroom, located off of the kitchen. The open stairway leads to the upstairs, where there are two bedrooms and a bath. The basement has a gas forced air furnace and water heater. The attached breezeway has a workshop area which attaches to the single car garage. The garage also has a storage room. All situated on a 75'x123' corner lot.

Included: Refrigerator, Stove, Window air conditioner units

Real Estate Taxes

Gross/Net: the property has qualified for senior exemption prior to 2018.

TERMS: 20% down payment on April 6, 2018. Balance due at closing with a projected date of May 21, 2018. Personal check or cash is acceptable for down payment; balance shall be paid by cash, certified check or wire transfer. Full possession will be given at the time of closing. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2017 real estate taxes, due and payable in 2018, will be paid by the seller. The 2018 real estate taxes, due and payable in 2019, will be prorated to the date of possession. Immediately following the auction of the real estate, the successful buyer shall enter into a written contract with the seller. Said contract will be available for review prior to the auction.

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.

Open House on Friday, March 23rd, 10-11am



VEHICLE
2011 Chevrolet Impala LT, 106,305 miles, 4dr, V6 Flexfuel, automatic, cloth, power windows, power locks, spoiler, 225/60R16 tires on alum wheels

ANTIQUE FURNITURE
Secretary with glass front bookcase; Glass front pie safe; Kitchen cabinet w/ flour bin; (4) Glass front sectional bookcase (missing drawer & broken glass); 4 drawer dresser w/ mirror; 3 drawer dresser w/ mirror; Vanity w/ mirror; Accent table; 6 gal. crock; Antique pictures; Antique wall phones; Stamp collection

TV, APPLIANCES & MODERN FURNITURE
Samsung 55" UHD TV, 4K (Less than 6 months old); **GE** electric dryer; **Maytag** washer; Entertainment center; (2) Lazy Boy recliners; Electric lift chair; End tables; Dining room table & 4 chairs; Corner cabinet; Couches; Recliners; Full bed w/ night stand; Chest of drawers; Dressers; Antique dishes; Hall's kitchenware; Glassware; Kitchen utensils; Lamps; Christmas decorations; Bookshelves; Book collection including Western's & others; **Kirby** vacuum; Alum ext. ladder; Bench grinder; Vice; Hand tools; Bolt bin; Lawn & garden tools.



HOMER LEON IKERD ESTATE & DARIN LYNN GENTRY

Darin Gentry & Jaime Shultz – Co-Executors
Closing & Representing Attorney – William A. Rasmussen
Capps, Ancelet, Rasmussen & Icenogle, 217-357-2107
55 South Adams Street, P.O. Box 250, Carthage, IL

SteffesGroup.com

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