

AUCTION

TIMED ONLINE

Located at
the northwest
corner of
Highway 96
& Oak Street

Dallas City, Illinois

OPENS: Fri., October 19th / CLOSSES: Fri., October 26, 2018 at 4PM

3 STORY BRICK BUILDING WITH VAULTS

If you are looking for a place to expand, take a look at this property with 12,960 sq.ft. of space on three levels! Located on the corner of Highway 96 & Oak Street is this 3 story brick building. This was a former bank building with the vaults still in place. The front has a teller counter, office and Mosler Safe Co. walk in vault with lock boxes and inner safe. Also on the east side of the building is a break room, ½ bath, small walk in Mosler Safe Co. safe and work area with LeFebure safe deposit box. The west side of the building has an ATM room, two separate offices, conference room and two restrooms.

The second story of the building offers a large gathering room with Mosler Safe, several smaller rooms and kitchen area. The third story has a large gym area and locker room. Both levels are in need of restoration. The basement has two Tempstar high efficient gas forced air furnaces with central air. Situated on a 48'x100' corner lot.

INCLUDED: Vaults, Desks & Other personal property.

NOT INCLUDED: ATM machine

TERMS: 20% down payment on October 26, 2018. Balance due at closing with a projected date of December 7, 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. 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 close of the auction.

ASSESSED VALUE: \$69,376

REAL ESTATE TAXES: \$7,185.90

SPECIAL PROVISIONS:

- This online auction will have a 10% buyer's premium, capped at a \$1,000 max. This means the buyer's premium in the amount of ten percent (10%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the final contract purchase price
- 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, October 12th from 3-4pm



CONNECTION BANK

Closing & Representing Attorney: Fehseke & Gray Law Offices – Richard Fehseke
Illinois Auctioneer License #441001748 – Broker License #471006809



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