

# You're Invited to Attend!

## REAL ESTATE AUCTION

Where: 1401 Franklin St., Danville, IL  
When: Thursday, October 22nd, 2020 5:00pm CST  
What: Single Family Home

See us at [www.Crist-Associates.com](http://www.Crist-Associates.com)

**AUCTIONEER'S NOTE:** Here's your opportunity to buy a home with a lot of room and two baths in a nice area, worth the money! Plan on attending, don't miss this auction.



Donald R. Crist, CAI  
License# 440.000522

Donald R. Crist, CAI

Auctioneer

147 N. Walnut, Danville, Illinois 61832  
Phone (217) 446-5220 \* Fax (217) 446-5229



# Auction Real Estate

Single Family Home

5 Bedroom 2 Bath Home

October 22nd, 2020  
5:00pm CST

1401 N. Franklin St.  
Danville, IL 61832



## Property Details

**Real Estate Property:** Large family home with 5 bedrooms and 2 bathrooms, with large rooms, crown molding, gas fireplace, enclosed front porch that is heated. The home sports some hardwood floors, and approximately 2,450 sq. ft. of living area situated on a full unfinished basement. The home sits on a nicely landscaped, tree shaded corner lot. It has forced air furnace, central air and a one car attached garage. Could move right in or paint and paper to your taste.

**Legal Description:** Chas. L. English's Sub to Roselawn Lot 54 PIN 18-32-319-125 NEWL-0268 Real Estate Taxes 2019/2020 were \$2,370.66 with no exemptions Lot Size approximately 52' x 141'

**Terms and Conditions:** Cash or check with proper identification, 10% down the day of auction with entire balance due at closing no later than 30 days thereafter. Successful bidder will be required to sign a standard real estate purchase agreement at the conclusion of the auction. Buyer is to receive an owner's title policy. The real estate and improvements are sold in "as is" condition with no warranties express or implied. Real estate taxes will be prorated to the date of close. Financing, if needed, must be arranged prior to the auction. Announcements made immediately prior to the auction take precedence over any and all other information from any source.

**Owner:** Carolyn Szabo Estate c/o Bill Rork, executor

**Directions:** (Route 1) North Vermilion Street to Voorhees Street, turn West to Franklin, North on Franklin to 1401.

**Viewing:** Contact auctioneer for your private viewing at (217) 446-5220 or (217) 304-1710.

**Auction Location:** Onsite at 1401 N. Franklin St., Danville, Illinois

