

You're Invited to Attend!

REAL ESTATE & PERSONAL PROPERTY AUCTION

Where: 409 S. Bowman, Danville, IL
When: Thursday, June 6th, 2019 6:00pm CST
What: 3 Bedroom 1 Bath Home

See us at www.Crist-Associates.com

AUCTIONEER'S NOTE: Home is in move-in condition with 100 amp service, like new high efficiency Lennox furnace and water heater. Also small amount of household goods, antiques and furniture selling after house. Don't miss this opportunity.



Donald R. Crist, CAI
License# 440.000522

Donald R. Crist, CAI

Auctioneer

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www.Crist-Associates.com





Auction Real Estate & Personal Property

3 Bedroom 1 Bath Home

June 6th, 2019
6:00pm CST

409 S. Bowman Ave
Danville, IL 61832

Property Details

Real Estate Property: 2 story frame home, with open front porch, enclosed back porch, all on nicely landscaped lot. Home features 3 bedrooms, 1 bath, eat in kitchen with stove and fridge, which has been nicely updated. Other features include hardwood floors in the spacious entry along with living room and dining room, knotty pine room off kitchen and new water heater and high efficiency Lennox furnace. Home has a one car detached garage and fenced rear yard. This home is in move-in condition.

Personal Property: Queen size bed, sleigh style, 2 picnic baskets, 2 antique mirrors, burgundy leather chair and matching ottoman, antique wardrobe, end table, antique highchair, pictures frames, small animal cage, large curio cabinet with mirror, railroad lantern, 2 trunks, assorted crocks, quilt, antique tiger oak drop leaf table, small china hutch, oak pedestal table with 4 matching chairs, RCA audio system, several wooden chairs, 12' extension ladder, extension cords, Tan recliner, 5 drawer chest, LG matching washer and dryer, set of dishes, 2 Aladdin oil lamps, hand lawn tools, canning jars, planting pots, 7 totes, 2 pieces of Graniteware, Christmas decorations, red wagon, trimmer, shop vac. Sold as is where is, nothing removed before settled for.

Legal Description: PT EST JABEZ B TRENT 9-19-11, 60x150 (DSR 0292) Approximate lot size 60' x 150'. 2018/2019 real estate taxes were \$620.30.

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. Selling subject to court approval.

Owner: Klage Guardianship c/o First Financial Bank.

Directions: East on Main, South on Bowman Avenue to 409.

Viewing: Contact auctioneer for your private appointment.

Auction Location: Onsite at 409 S. Bowman Avenue.

