

# You're Invited to Attend!

## REAL ESTATE AUCTION

Where: 206 Buckingham, Catlin, IL  
When: Tuesday, August 30th 5:30pm CST  
What: 2 Single Family Homes / One Vacant Lot

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

**AUCTIONEER'S NOTE:** Here are two homes that need a little TLC and could be very nice. One large home with over 2,000 sq ft and a smaller home in need of finishing plus a vacant lot. Handy man's dream. Don't miss this auction!



Donald R. Crist, CAI  
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Donald R. Crist, CAI

Auctioneer

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# Auction Real Estate

2 Single Family Homes  
/ One Vacant Lot

August 30th, 2022  
5:30pm CST

206 Buckingham  
Catlin, IL 61817



## Property Details

**Real Estate Property:** We are offering at auction 3 properties buy one, two or all three. The first property is a single family frame home at 206 Buckingham with 4 bedrooms 1 1/2 baths approximately 2,018 sq ft of living area with an older one car detached garage and large front porch, forced air gas heat and central air. This home is in need of some tender loving care but could be a very nice family home with some elbow grease. The second property is a 1 1/2 story house that is complete on the outside but requires finishing on the inside. It is approximately 900 sq ft of living area with attached garage and an open upstairs loft. The third parcel is a vacant lot behind and adjacent to the other two properties. Real Estate Taxes for the two houses for 2021/2022 were \$1,912.52. Real Estate Taxes for the Lot for 2021/2022 were \$652.68. **Zoning:** Residential

**Legal Description:** see website for details. [www.Crist-Associates.com](http://www.Crist-Associates.com)

**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. Sold subject to court approval. Offered separately, then offered together and sold in the manner most advantageous to the Seller.

**Owner:** First Financial Bank Trust Dept. Guardian for Betty Lomax.

**Directions:** Catlin to Vermilion Street, go west to Jackson Street then south to 206 Buckingham Street.

**Viewing:** Call auctioneer for showing.

**Auction Location:** Onsite at 206 Buckingham Street, Catlin, IL

