

You're Invited to Attend!

REAL ESTATE AUCTION

Where: 8347 E 1800 North Rd., Oakwood, IL
When: Saturday, June 12th 10:00am CST
What: Ranch Style Home in the Country

See us at www.Crist-Associates.com

AUCTIONEER'S NOTE: Here's your opportunity to buy a family home on over an acre in Oakwood school district. One minute from the interstate and Oakwood. Close to everything in Danville or Champaign and still in the country. Don't miss this auction!



Donald R. Crist, CAI
License# 440.000522

Donald R. Crist, CAI

Auctioneer

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Phone (217) 446-5220 * Fax (217) 446-5229

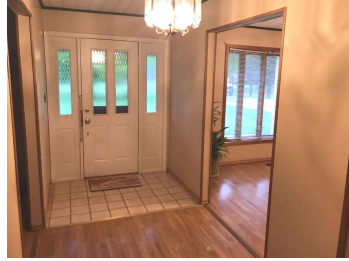


Auction Real Estate

Ranch Style Home in the Country
4 Bedroom 2.5 Bath Home

June 12th, 2021
10:00am CST

8347 E 1800 North Rd.
Oakwood, IL 61858



Property Details

Real Estate Property: Large ranch style home in the country with approximately 2200 sq. ft., just north of Oakwood on 1.16 +/- acre landscaped lot. The home has 4 bedrooms with 2.5 baths, 2 car attached and 1 car detached garage, with 2 yard barns for extra storage or workshop. The home includes features such as fireplace with insert, large kitchen, new metal roof (May 2021), expansive deck overlooking large backyard, concrete drive. The backyard is large enough to accommodate a pool or large garden. Located in the country but close to all amenities in Oakwood school district.

Legal Description: W144' E864' S352', NE 4, Sec 1-19-13, Lot Size 1.16 +/- acre. Real Estate Taxes 2019/2020 payable \$1,051.28 with 4 exemptions

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: Greg Black et al

Directions: Oakwood to Newtown Road, North to 1800 North Rd., go West to third house on North side.

Viewing: Open house Sunday, May 23rd from 11:00am to 1:00pm otherwise contact auction company for viewing.

Auction Location: Onsite at 8347 E 1800 North Rd., Oakwood, IL 10:00am 06-12-2021

