

PUBLIC AUCTION - REAL ESTATE

The following described Real Estate will be offered at Public Auction to be held at the property
4496 Township Road 400N, Toulon, IL 61483 on:

THIS AUCTION IS LIVE – IN PERSON ONLY

Look for this and upcoming Auctions on www.redigerauctionservice.com

THURSDAY, SEPTEMBER 29, 2022 – 5:00 P.M.



GENERAL DESCRIPTION:

Located at 4496 Township Road 400N, Toulon, IL 61483, Stark County. Rural residential on 3 +/- acres.

Two story single family home with 1502 sq. ft. living area on both levels. There is a Living room, kitchen, master bedroom, bath and laundry on the main floor. The second level has 3 bedrooms and bath.

The property features vinyl siding, asphalt shingle roof, small detached garage, full basement, gas forced air heat, drilled well, septic system, 30' x 50' pole building and 2 grain bins in good condition.

TAXES: #06-14-100-006 1.58 acres \$ 159.48 paid in 2021
#06-14-200-007 1.42 acres \$1,323.06 paid in 2021

TERMS AND CONDITIONS:

- 1) The successful bidder will be required to enter into a standard real estate purchase contract with 10% of the purchase price due immediately following the auction. The balance will be due and payable on or before October 31, 2022.
- 2) The 2021 real estate taxes, due and payable in 2022 will be paid by the seller. The 2022 real estate taxes will be prorated to the date of possession.
- 3) The seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
- 4) The property is being sold in **"AS IS"** condition, with no warranties of any kind.
- 5) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 6) All announcements made the day of the sale take precedence over any previously printed advertised terms or conditions.
- 7) To view the property contact Rick Rediger – Auctioneer at 815-699-7999.

An **OPEN HOUSE** will be held at the property **Sunday, Sept. 10th - 1 p.m. to 2 p.m.**

Seller – KENNETH L GURNSEY ESTATE

Attorney for Seller: Justin Raver

211 W. 2nd St., Kewanee, IL 61443 309-852-5555

Not Responsible for Accidents

I.D. Required

REDIGER AUCTION SERVICE – WYANET, IL 61379

RICK REDIGER, AUCTIONEER 815-699-7999