

FRIDAY EVENING, MAY 21, 2021 • 5:00 PM

AUCTION TO BE HELD ON-SITE AT 303 CENTER STREET, AUGUSTA, ILLINOIS



LOCATION & GENERAL INFORMATION

This real estate which is located one block north of the 4-way stop, at 303 Center Street (Highway 61) in Augusta, IL is improved with a ranch style, 1328 sq. ft. home with attached single car garage. The home features 3 bedrooms, 2 baths, open concept kitchen - dining room, living room and utility room. It is on a crawl space. It has central air conditioning and electric baseboard heat with controls in each room. The electric water heater is near new and a newer washer & dryer will convey with the property. Additionally, to the west side, but not attached to the house is a 16' x 20' completely finished room on a poured, 8' basement that has 2 windows.

In addition to the 100' x 200' lot (PIN 25-23-000-394), this property continues to the west and south, being part of 2 other lots (PIN 25-23-000-396). Augusta Children's Park is directly across the road to the east.

An Open House will be held on Sunday, April 25th from 11:00 AM to 1:00 PM. A private showing may be scheduled by contacting Mike Sullivan.

OPEN HOUSE
 SUNDAY,
 APRIL 25
 11 AM - 1 PM



METHOD & TERMS

Ten percent of the purchase price will be due at the completion of the auction at which time the successful Buyer will be required to enter into a written purchase agreement with the Sellers. The balance of the bid price will be due within 30 days and upon delivery of a Warranty Deed. Title Insurance in the amount of the purchase price will be provided by the Sellers. The 2021 real estate taxes which are payable in 2022 will be prorated to the date of closing. Immediate possession will be given upon full compliance of the terms of sale. To inspect the purchase contract, contact Sellers' attorney, Larry Kwacala, 309.837.5000.

ALL ANNOUNCEMENTS MADE AT THE AUCTION SHALL SUPERSEDE ANY PRIOR ADVERTISING.



DONALD C. BEARD & WILLIAM C. BEARD, TRUSTS

ATTORNEY FOR SELLERS - LAWRENCE KWACALA

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