

## Auction Terms & Conditions

**DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**DEED:** An appropriate deed will be delivered at closing.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Taxes will be pro-rated to date of closing.

**SCHRADER**  
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 North Liberty Drive

Columbia City, IN 46725

AUCTION MANAGERS:

Arden Schrader

260-229-2442

#478025754 #441000427



JULY 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**www.SchraderAuction.com**

TERMS: Cash or good check w/ photo ID. All items sold "AS IS". Not responsible for accidents. Announcements made day of sale take precedence over printed material or any other oral statements made.



FIVE MILES NORTHWEST OF BOURBONNAIS, IL

# AUCTION

REAL ESTATE & PERSONAL PROPERTY

ON

WEDNESDAY

JULY 15 • 5:30 & 6:30 PM

KANKAKEE CO. IL

• Mower, Appliances, & Tools

• Very clean, ranch style home

• Appliances, furniture, and household goods

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# AUCTION

REAL ESTATE & PERSONAL PROPERTY

WEDNESDAY

JULY 15 • 5:30 & 6:30 PM

KANKAKEE CO. IL

**SURVEY:** A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**EASEMENTS:** Subject to any and all existing easements.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty

STATEMENTS MADE.

**PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE**

credentials, fitness, etc. All decisions of the Auctioneer are final. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's dimensions in the brochure are approximate. Each potential bidder is made by the Seller or the Auction Company. All sketches and or representation, either expressed or implied, concerning the property



REAL ESTATE & PERSONAL PROPERTY

**AUCTION**

ON

**WEDNESDAY**

**JULY 15 • 5:30 & 6:30 PM**

**KANKAKEE CO. IL**

**FIVE MILES NORTHWEST OF BOURBONNAIS, IL**

**AUCTIONEER  
NOTE:**

MR. ECKARDT HAS  
MOVED TO TEXAS.  
THIS WAS A  
WONDERFUL HOME FOR  
HE AND HIS LATE WIFE.  
DON'T MISS YOUR  
CHANCE TO BID YOUR  
PRICE. (POSSESSION  
AT CLOSING)

**DIRECTIONS:**

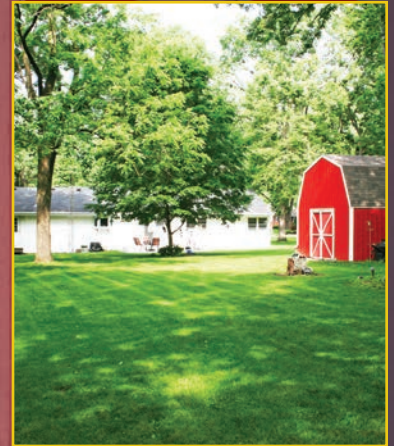
Address: 5043 N 4300 Rd. W Bourbonnais, IL 60914  
- From Bourbonnais, IL travel northwest on St Rt  
102 approx 5 miles to Altorf Rd./4370 W. Then  
South (Left) to 1st Road east turn left. Go 1 block  
to 4300 Rd then ½ block North to property.

**REAL ESTATE-5:30PM**

Very clean, ranch style home with approx. 1248  
sq feet., 3 bedroom single story home w/attached  
2 car garage. • Home is situated on spacious lot  
w/mature trees and back yard for relaxation.  
• Home offers hardwood and ceramic floors, 2  
baths, kitchen w/spacious cabinets (remodeled  
in 2010), Furnace and AC Unit replaced new 04',  
09' remodeled bathrooms. • In 06' new siding  
and windows and gutters were put in. • Property  
also includes 15'x15' outbuilding w/metal siding  
and loft. • Don't miss this opportunity to buy your  
home that is ready to move into and will be low  
maintenance in the future.

**PERSONAL PROPERTY-6:30PM**

Whirlpool Gold Series side by side refrigerator  
freezers, ice & water dispenser, bottom freezer  
(excellent condition) • **4 piece bedroom suite**,  
full size bed, 2 large dressers and night stands  
• **3 drawer wood chest** w/glass pulls • **3 drawer**  
wood stand • **Full size bed** w/mattress • **Mirrored**  
dresser • **Large wood** dining table w/8 chairs  
• **Wood China** cupboard • **Massage chair** w/  
hassock • **2 matching** blue recliners • **Couch** •  
**Love Seat** • **(3) Vizio** Flat Screen TV's • **DVD** Player  
• **TV Stand** • **Wood** coffee table • **Wood** rocking  
chair • **End tables** • **Lamps** • **Wood** park bench •  
**Linens** • **Utensils** • **Stainless** bowls • **Glass** yard  
table w/umbrella and chairs • **Many pictures** and  
wall décor • **Few dishes**, bowls, misc. housewares  
• **John Wayne** pictures • **Hp** Printer • **Aurora**  
paper shredder • **2011 Cub Cadet** RZT 0-turn  
mower, 24hp Kawasaki, 50" deck, 120 hrs  
(warranty) • **Husqvarna** back pack leaf blower •  
**Alton** portable air compressor • **Grass Hog** weed  
eater • **Cordless drill** & bits • **Tool boxes** • **½ hp**  
bench grinder • **Cummins** elec. impact • **7 1/2"**  
skilsaw circular • **4"** Hand held grinder • **Pedestal**  
heater • **Battery** chargers • **Fans** • **Metal** Storage  
Cabinets • **Bold & Misc** organizers • **Chicago** multi  
tool grinder/saw • **Dremmel** tool • **Clamps** • **(3)**  
**Adj.** work benches • **Ranch King** yard trailer •  
**Paint Crew** power elec. Painter • **3rd seat** for  
Ford Expedition (like new) • **Elec.** Hedge trimmers  
• **Compost bin** • **Wheel** barrows • **Socket sets**,  
end wrenches, various tools • **Electric** Cords •  
**Floor** jacks • **Scotts** yard fert. spreader • **Briggs &**  
**Straton** 2500 psi pressure washer • **Remmington**  
elec. Pole saw • **Moving** cart • **Shop** Vac • **Sledge**  
hammer, shovels, rakes, misc hand tools  
• **Aluminum** step & ext. ladders • **Gas** Cans •  
**Garden** hose & reels • **Yard** Chairs  
• **Many more items** too numerous to list!



**INSPECTION DATES:**  
**TUES. JUNE 23, 5-6:30PM**  
**SUN. JUNE 28, 1-3PM**  
**SUN. JULY 12, 1-3PM**  
**CALL FOR PRIVATE SHOWING**



**OWNER: Kenny Eckardt**  
**SALE MANAGER: Arden Schrader**

**www.SchraderAuction.com**  
**800-451-2709**

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