Keal Estate Jerms & Conditions: CLOSING: The balance of the purchase price is due new boundaries are created by the fract divisions in dimensions in the brochure are approximate. Each

REAL ESTATE TAXES: Real estate taxes will be of auction. The down payment may be made in the POSSESSION: Possession at closing. DOWN PAYMENT: 10% down payment on the day ing shall be shared 50:50 between Buyer and Seller. sentation of insurable title. Costs for an insured closat closing, which will take place within 15 days of pre- this auction. Any need for a new survey shall be de- potential bidder is responsible for conducting his or

PROCEDURE: The property will be offered as a total

UPON FINANCING, so be sure you have arranged Check. YOUR BIDDING IS NOT CONDITIONAL form of cashier's check, personal check, or corporate

financing, if needed, and are capable of paying cash

der will be required to enter into a Purchase Agree-ACCEPTANCE OF BID PRICE: The successful bid-

close of the auction. The final bid price is subject to ment at the auction site immediately following the

er's title insurance policy in the amount of the pur-EVIDENCE OF TITLE: Seller shall provide an ownthe Seller's acceptance or rejection.

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DEED: Seller shall provide appropriate Deed.

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where there is no existing legal description or where Seller or the Auction Company. All sketches and SURVEY: The Seller shall provide a new survey or implied, concerning the property is made by the Personal Property Terms: and no warranty or representation, either expressed virtue of the offering of the property for sale.

inquiries and due diligence concerning the proper-

their own independent inspections, investigations,

der is responsible for conducting, at their own risk,

PROPERTY INSPECTION: Each potential Bid-

pro-rated to the date of closing.



OTHER ORAL STATEMENTS MADE.

DENCE OVER PRINTED MATERIAL OR ANY

MADE THE DAY OF THE SALE TAKE PRECE-

Selling Agents reserve the right to preclude any per-

the Seller or the Auction Company. Conduct of the

for its accuracy, errors, or omissions is assumed by

Steel Building - plus Furniture & miscellaneous 2800 sq. ft. Stone & Brick Home and 32'x48'

ny, Inc. and its representatives are exclusive agents tion and discretion of the Auctioneer. The Seller and

AGENCY: Schrader Real Estate & Auction Compa- auction and increments of bidding are at the direc-

Seller's option and sufficient for providing title insur- to verification by all parties relying on it. No liability

survey. The type of survey performed shall be at the The information contained in this brochure is subject

bidder shall each pay half (50:50) of the cost of the quiries, and due diligence concerning the property.

termined solely by the Seller. Seller and successful her own independent inspections, investigations, in-



party shall be deemed an invitee of the property by erty is being sold on an "AS IS, WHERE IS" basis,

during any physical inspection of the property. No tions outlined in the Purchase Agreement. The prop-

of the Seller.

ter survey only.

claims any and all responsibility for Bidder's safety lated materials are subject to the terms and condi- the Auctioneer are final. ANY ANNOUNCEMENTS

staffed with auction personnel. Further, Seller dis- All information contained in this brochure and all re- person's credentials, fitness, etc. All decisions of

ty. Inspection dates has been scheduled and will be DISCLAIMER AND ABSENCE OF WARRANTIES: son from bidding if there is any question as to the

ance. Combination purchases will receive a perime-

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Plus Furniture & misc. 32'x48' Steel Building Brick Home and 2800 sq. ft. Stone &

real estate

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REAL ESTATE SELLS AT 12:00 NOON

PROPERTY LOCATION: 4 mi. west of Bourbonnais, IL on Rt. 102 to 4370 W Rd. (Altrof Rd.) then 1 block south - 1 block east - ½ block north at 5085 N 4300 W Rd., in Altorf. Property is located 3 blocks from Kankakee River State Park offering bicycle & walking trails to Bourbonnais, Warner Bridge, and other park amenities.

2800 SQ. FT. STONE & BRICK HOME

Updates in 2014: Central air, roof & eaves, water heater. Amenities: All electric w/ baseboard heat, very well insulated, ceiling fans, thermal windows, fire place w/ insert, garage door opener, many mature Oak trees, several flower beds, AND all appliances and window coverings stay with the house.

32'X48' STEEL BUILDING

Completely insulated, cement floor w/ drain, walk door, 16'x10' overhead door w/ opener.

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VEHICLES & EQUIPMENT:

2003 Lincoln Navigator in excellent condition w/ sun roof, air & TV, (Texas driven) · 2-Wheel tilt bed trailer w/ 7x10 bed · Miniature hay rack · Ford F150 tail gate

LAWN EQUIPMENT:

Toro 48" riding mower · Lawn roller, lawn leaf rake, 2-wheel fertilizer spreader

MISCELLANEOUS:

Heavy duty 8x'48" work bench . Shop Vac • (9) Sheets of 4x6 Marine plywood • Steel shelves & steel cabinet · Step ladders, 20' aluminum extension ladder, 24' wooden extension ladder · (9) Old wheel

PERSONAL PROPERTY SELLS AT 10:07 AM

barrows (used as flower planters)

OAK FURNITURE:

Roll top desk · Rocking desk chair · Matching pedestal round coffee

table & library table · End table · Secretary · Glass front cabinet · 4 High-back dining chairs · 4 Lowback dining chairs · Headboard for full bed

UNUSUAL OR COLLECTIBLE **FURNITURE:**

Cherry drop leaf table · Solid wood smoke stand · Old brewery table · Matching wood book shelves · Veneer secretary w/ chair • Hall tree

BEDROOM FURNITURE:

Bedroom set w/ queen bed, dresser w/ mirror, chest & 2 night stands • Day bed · Dresser · Chest · Bunk beds · Large chest of drawers · Cedar chest

UPHOLSTERED FURNITURE: Swivel rocker · Rocker w/ footstool **MISC. FURNITURE:**

Oval dining table w/ 2 leaves · Glass top end table · Child desk w/ chair · Student desk w/ attached shelves · Misc. office desks · Misc. straight chairs · Card tables & chairs · Banquet table

GUN • LAWN & TOOLS:

JC Higgins 12 ga. shot gun, bolt action · Wood patio set: swing, swivel settee & 2 rocking chairs • Misc. plastic lawn chairs & flower pots · Assortment of lawn tools, wrenches, hand tools, bolts, nails, log chains · Saw horses · Several bicycles · Old sleds

DECORATIVE FURNISHINGS:

Solid wood airplane propeller · Stained glass window · Large collection of prints, matted & professionally framed · Collection of barn pictures · Painted saws · Wall hanging · Silk flower arrangements · Baskets (all sizes) · Lamps

WIRELESS PA SYSTEM W/ **2 SPEAKERS & 2 CORDLESS** MICS:

HP Deskjet 2050 printer · Color V · Stereo system w/ speakers · Portable podium · Steel fireproof, locking • 4-drawer file cabinet • Several filing cabinets · Office supplies · **Phones**

MISC. ITEMS:

3 cu. ft. refrigerator · Complete array of kitchen supplies: pots, pans, bakeware, dishes, glasses & utensils · Small appliances · Sunbeam mixer · Osterizer · Toaster · Singer vacuum · H20 mop · Curios & knickknacks · Linens & towels · County plat books · Large variety of books · A few stuffed animals, dolls & toys

OWNERS: DICK & GENNY RESLER, BOURBONNAIS, IL 815-592-0177 OR 815-592-0178