

# PUBLIC AUCTION

## COMMERCIAL REAL ESTATE

**THURSDAY, OCTOBER 13<sup>TH</sup>, 2022 @ 6PM**

**LOCATION: 119 SOUTH MIDDLE STREET, GRAYVILLE, IL 62844**

**DIRECTIONS:** The auction property is located at the corner of South Middle Street and East South Street, East of the Groff Memorial Public Library and just West of the Post Office in Downtown Grayville. **(SIGNS POSTED)**



**LEGAL DESCRIPTION:**

LOT 004 BLK 007 PLT 000; LOT 005 BLK 007 PLT 000 W PT; LOT 003 BLK 007 PLT 000; LOT 002 BLK 007 PLT 000, W PT W/2 5' ORIG OF GRAYVILLE

**LIVE, IN-PERSON WEBCAST AUCTION WITH ONLINE PRE-BIDDING AVAILABLE!!!**

**PROPERTY DETAILS:**

County	White
PIN	05-20-236-001; 002; 013; 014
Lot Size m/l	21,124.5 Square Feet (0.48 Ac.)
Property Type	Commercial Building and Parking Lot
Property Taxes m/l	\$25,176.76 (at current assessment, no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

**NOTES:**

**More Features...** Corner (North and Middle) Parking Lot—55'x100'; Improved Lot (w/ building, corner of South and Middle)—85.83'x150'; Total Site Size—21,124.5 square feet; Total Road Frontage—app. 441'; Public guttering and sewer; Public street parking around BOTH lots; **This commercial site is located one block East of Illinois Route 1 in Grayville's "Central Business District" (Zoned C-2)**

**Building Description: Former Tri-County Banking Center Location**—Commercial Building; Masonry and steel construction; Poured concrete basement foundation; Stucco walls; Composite roofing; App. 5,330 square feet above grade w/ app. 12' sidewalls; Interior (above grade) includes seven offices, two bathrooms, meeting room, file room, printer room, large lobby area, teller area, and vault; Finished with carpet and vinyl flooring, drywall/paneled walls, composite ceiling tiles; Basement includes large office area, kitchen/breakroom, two bathrooms, storage rooms, and unfinished spaces such as a mechanical room, storage room, three vaults; Three-phase electrical service on breakers (660-amp); Gas Forced-Air Furnaces; Central Air Conditioning; 30'x30' Portico/Drive-through with teller windows and bank pneumatic tube system; 16' East driveway around rear of building; Large front entry/porch area

**Utilities:** Ameren Illinois (electricity)—\$517.00; City Bill (gas, water, sewer)—\$211.59; **Monthly utility averages will vary with use.**

**Items included:** All permanent fixtures (heating, air conditioning, plumbing, electrical, etc.)

**Approximate Dimensions:** *Potential bidders/buyers may measure the interior rooms and spaces during previews and inspections.*

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

**TERMS OF REAL ESTATE AUCTION:**

Property is being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." Conveyed in lieu of survey. All announcements made day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents. Twenty percent (20%), non-refundable earnest deposit due from buyer day of auction; 45 days to close; Customary closing costs paid by the parties to the transaction; Seller pays general RE taxes for 2021 and prorated taxes for 2022; Seller to provide title insurance, initial search, transfer taxes, deed and transfer declaration prep., etc.; Property shall be offered as one tract/parcel via webcast auction with online pre-bidding available up to the day of the auction. Offered with very reasonable **RESERVE** price. ***This property will be conveyed with a deed restriction disallowing its use as a "financial institution" for a period of 24 months after closing.***

## NO BUYER'S PREMIUM!!!

**AUCTION PREVIEWS AND INSPECTIONS BY APPOINTMENT**

**Please contact Dustin at (618) 445-2267 or email: [dustin@integritylistings.net](mailto:dustin@integritylistings.net)**

**SELLER: FAIRFIELD NATIONAL BANK**



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**"See the difference *Integrity* makes!"**

Dustin Hawkins, Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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