

PUBLIC AUCTION

RESIDENTIAL REAL ESTATE

THURSDAY, NOVEMBER 2ND, 2023 @ 6PM

AUCTION LOCATION: 815 NORTH STATE ROAD, GRAYVILLE, IL 62844 (ON-SITE, ONLINE)

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



DIRECTIONS: From Court Street (IL RT 1) in Grayville, at Rick's Service Station and Casey's, drive West then North for approximately 0.6 mile along Division Street (Old Route 130) as it becomes N. State Road. The auction property is located on the East side of the road after Oak Grove Cemetery and Northside Baptist Church. **(SIGNS POSTED)**

Property Details:

Year Built	1982
Type of Construction	1-Story, Frame
Square Footage m/l	1,456 <i>see more features</i>
Total Rooms	6
Bedrooms	3
Bathrooms	1 Three-Quarter; 1 Half
Foundation	Block Crawlspace
Garage	2-Car, Attached (22'x20')
Lot Size m/l	3.5 +/- Acres

County	Edwards
Parcel No.	15-17-401-003
School District	Grayville CUSD #1
Heat	Gas Forced Air ("Rheem Efficiency")
A/C	Central
Water	City
Sewer	City
Utilities m/l	Elec. (Ameren): \$68.00; City Bill: \$143.00
Property Taxes m/l	\$3,116.20 (EST. w/ Owner Occ. Ex. ONLY at current assessment)

Notes:

Room Dimensions—Eat-In Kitchen: 9'1"x20'10"; Living Room: 27'10"x12'1"; Master Bedroom: 12'11"x12'7"; Bedroom 2: 10'1"x11'6"; Bedroom 3: 11'11"x9'1"; Bathroom (three-quarter): 7'6"x11'7"; Bathroom (half): 4'11"x2'8"; Bonus/Sun Room: 15'10"x16'5"; Utility Closet (in garage): 4'10"x8'7"

Items Included—Refrigerator; Range; Dishwasher; Rangehood; All Window Treatment/hardware; Smoke Detectors; Ceiling Fan(s); Existing Storm/Screens; Central Air Conditioning; Light Fixtures, as they exist **SELLER DOES NOT WARRANTY ITEMS**

More Features...200-amp electrical service on breakers; architectural single roof (age?); vinyl siding; vinyl replacement windows (age ?); carpet and laminate flooring; lots of closets throughout; whole-house vacuum (working ?); 30-gallon "Bradford White Defender" water heater (age ?); washer and dryer hookups located in garage; additional 361 sq. ft. bonus room/sunroom; outbuilding (needs repairs)

THIS PROPERTY AND ANY ITEMS INCLUDED ARE OFFERED "AS-IS, WHERE-IS WITH ALL FAULTS, IF ANY." NO WARRANTIES WRITTEN OR IMPLIED. 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

NO BUYER PREMIUM!!!

TERMS OF REAL ESTATE AUCTION:

Twenty percent (20%), non-refundable earnest deposit required day of auction. Balance due at closing within 45 days of fully executed purchase agreement. Seller to pay 2022 (and all prior years) real estate taxes in full. 2023 real estate taxes prorated to the day of closing. Possession at closing. Property is offered "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. OFFERED WITH RESERVE. SEE WEBSITE FOR ADDITIONAL ONLINE BIDDING TERMS AND CONDITIONS.

VIEWINGS AND INSPECTIONS BY APPOINTMENT

Contact Dustin at (618) 445-2267 or email: dustin@integritylistings.net

SELLER: STEPHEN C. STEFL (ADAM C. STEFL, POA)



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"See the difference **INTEGRITY** makes!"

Dustin Hawkins, Designated Managing Broker/Auctioneer, IL License #471.000893/441.002027

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