

PUBLIC AUCTION - REAL ESTATE

The following described Real Estate will be offered at Public Auction to be held at the property

123 Cross St., Buda, IL 61314 on:

Look for this and upcoming Auctions on www.rickrediger.com

THURSDAY, MAY 27, 2021 - 6:00 P.M.



GENERAL DESCRIPTION:

Located at 123 Cross St., Buda, IL 61314, Bureau County.

Situated on a 132' x 165' double lot, a one and one half story, vinyl sided home with full basement. The main level consists of kitchen, dining room, living room, bedroom and full bath. The second story has 2 bedrooms. There is an unattached 24' x 24' garage. Boiler hot water heat, city water and sewer. Appliances included with the home are refrigerator, gas range, small chest freezer, washer and dryer all in working condition with no warranties implied.

The Tax I.D. is #14-34-333-005. The 2019 taxes paid in 2020 were \$ 588.98.

TERMS AND CONDITIONS:

- 1) The successful bidder will be required to enter into a standard real estate purchase contract with 10% of the purchase price due immediately following the auction. The balance will be due and payable on or before June 27, 2021.
- 2) The 2020 real estate taxes, due and payable in 2020 will be paid by the seller. The 2021 real estate taxes will be prorated to the date of possession.
- 3) The seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
- 4) The property is being sold in "**AS IS**" condition, with no warranties of any kind.
- 5) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 6) All announcements made the day of the sale take precedence over any previously printed advertised terms or conditions.
- 7) To view the property contact Rick Rediger – Auctioneer at 815-699-7999.

An **OPEN HOUSE** will be held at the property **Thursday, May 13th 5 p.m. to 6 p.m.**

Seller – Edith White Estate, Buda, IL

Attorney for Seller: John Isaacson

111 Park Ave. E., Princeton, IL 61379 815.875.6551

Not Responsible for Accidents

I.D. Required

REDIGER AUCTION SERVICE – WYANET, IL 61379

RICK REDIGER, AUCTIONEER 815-699-7999