



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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ONLINE REAL ESTATE AUCTION

BIDDING OPENS: FRI., DEC. 4TH @ 8AM
SOFT CLOSE: MON., DEC. 7TH @ 8PM

ONLINE BIDDING PLATFORM:
www.integrityauctions.hibid.com

404 N. First St.
Enfield, IL 62835

Information About Listing

County	White
PIN	12-08-427-005
Lot Size <i>m/l</i>	70'x210'
Property Type	Residential/Mixed Use
Property Taxes <i>m/l</i>	\$105.36 (no exemptions)
School District	NCOE CUSD #3
Water	Available
Sewer	Available

Notes

Additional Details: Frontage along US Hwy 45; Improved with 14'6" x 28' Garage/Workshop

Legal Description: *SEE AUCTIONEER FOR FULL LEGAL DESCRIPTION.*

TERMS OF REAL ESTATE AUCTION:

Twenty percent (20%), non-refundable earnest deposit required at conclusion of online auction. Balance due at closing within 30 days of fully executed purchase agreement. Seller to pay 2019 property taxes in full. 2020 property taxes prorated to day of closing. Possession at closing. 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. Offered with very reasonable RESERVE price. SEE WEBSITE FOR ADDITIONAL ONLINE BIDDING TERMS AND CONDITIONS. An "online convenience fee" of \$100.00 shall be added to the winning bid to determine the final purchase price. Closing costs/settlement fees shall be paid in the customary fashion, divided between the parties.

SELLER: THOMAS B. JONES ESTATE (WAYNE JONES, EXECUTOR)

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*

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