

REAL ESTATE AUCTION

~ DOUBLE INCOME DUPLEX REHABBER ~
Wednesday, May 18, 2022 @ 6:00 pm



2302 Park Dr., Godfrey, IL

Open House One Hour Prior to Auction (5:00 pm)



Bill Scaturro
(618) 344-3545

This house started as a barn, built in the late 1800's, on Kremer's Orchard ~ Converted to a home in 1930 ~ 1 1/2 story frame house with a total of 2,205 sf living space ~ 2 kitchens ~ 2 1/2 baths ~ 2 living rooms ~ 4 bedrooms ~ open concept layout ~ sliding glass door between apts. ~ attic fan ~ original casework ~ 4 car carport ~ 24 x 40 detached workshop with woodburning stove ~ quiet neighborhood ~ ~ Parcel #24-2-01-33-01-102-010

~AUCTION TERMS~

Winning bidder will enter into a written contract to purchase, and will place \$1,000.00 down for deposit to be held in escrow with the balance due 30 days from auction date. A 6% buyers premium will be added to the final bid price as a buyers expense on the property. Earnest money and buyers premium are non-refundable and due the day of sale. Property sold as-is. All information is presented in good faith. All inspections, surveying, due diligence are the sole responsibility of the buyer. The property sells with no contingencies. All Sales Final.

~AUCTIONEER'S NOTE~

Investment with Growth. This is an opportunity to rehab and receive a double income. Auction is prompt at 6:00 pm. Open House is one hour prior to Auction.



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