

REAL ESTATE AUCTION

Tuesday, July 27, 2021 @ 7:00 pm



Estate of Judy & Frank Goodman



238 Buckeye Rd., Flora, IL

Open House 1 Hour Prior to Auction



Bill Scaturro
(618) 344-3545



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DESCRIPTION REHABBER

HOME with 4 ACRES ~ Nice pole barn 28 x 20 with insulated roof ~ 1 story Ranch Style home ~ Oversized attached garage ~ Large front deck ~ 2 Systers ~ 2 Wells ~ Drained pond in the back ~ Rear deck 15 x 10 ~ Front porch 24 x 12 ~ Newer roof ~ Crawl space ~ mudroom/utility room ~ 3 bedroom ~ 2 full bathrooms ~ Plaster walls ~ His/Her closet in Master Bedroom ~ oak floors ~ Eat-in kitchen ~ HVAC system ~ Propane Gas ~ Propane Tank owned ~ City Water ~ Septic Tank ~ Built 1966 ~ 1,456 sq ft ~ 352 sq ft garage ~ 2019 Taxes \$2,120 ~ SEC 20-3-6 5 AC NW/COR SW SW EX 180' X 240' LYING 185' S OF NW/COR 4 AC ~ 217,800 sq ft ~ Census Tract 170259720.003114 ~ Sohio Pipe Easement

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 \$5000.00 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

Rehabber! Good starter home or rental property for the investor.