

ABSOLUTE AUCTION - NO MINIMUM - NO RESERVE

***** REAL ESTATE AUCTION *****

Country Home on 2 Acres w/Buildings

Monday, June 3, 2019 @ 6:00 PM

Location: 501 W Merchants St, Essex, IL 60935

Directions: From the I-55 (Exit 227) in Gardner, IL head East to the 4-way stop, then turn right after the Subway Restaurant onto IL-53 and continue 1/2 mi around to Campus Rd (East Rd), turn right and head South 3/4 mile to Rice Rd, then East 5-3/4 miles (Rice turns into Merchants) to farm on the northside of road (westside of Essex, IL).



2 Story Country House — 4 Bedroom — 2 Bath

Master Bedroom, 12x20, 1st floor, walk-in closet; Utility Room; Kitchen, 12x15; Dining Room, 12x15, Built-in Dining Room Cabinets; Living Room, 12x15; Sitting Room, 12x15; Office 6x12; 3 Bedrooms on 2nd Floor, 12x12, 12x15 and 12x18; Attic 14x16 with Floor; 1/2 Basement; Boiler Heat; Vinyl Siding; Replacement Windows; Briggs & Stratton Whole House Generator.

- FBI Pole Building, 42x56x14, dirt flooring
- 4-Car Detached Garage, 24x48, concrete flooring
- Chicken House, 20x30
- 2017 Taxes = \$1,667.48 (Owner Occupied/Senior Citizen)
- PIN: 09-06-09-300-020
- Located within Essex Village Limits



Real Estate Terms: **Financing is not a contingency of sale in this offering.** Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. **10% Deposit on day of sale** in the form of cash or check and be capable of **closing by July 2, 2019**. Survey and Clear Title will be provided. The property is being sold as-is, where-is condition with no contingencies, guarantees, warranties expressed, implied, or subject to financing. Seller makes no representations or warranties concerning the property to be sold. Included in this sale and purchase price are all existing items permanently installed in the Property, free from liens, including plumbing; heating; HVAC equipment; lighting fixtures; water treatment systems; garage door openers and transmitters; television antennas; shrubbery, plantings; wall to wall carpeting; shades, blinds, window covering hardware, built-in air conditioners; and built-in appliances. No buyers premium.

OPEN HOUSE
Mon, May 13
5-7 PM

Owners: Estates of Curt Kurtenbach & Shirley Kurtenbach

Auctioneers:

Richard A. Olson IL License #440.000585
815-942-4266 (o) 815-258-3003 (c)

Erik C. Olson IL License #441.001909
815-942-4266 (o) 815-931-0699 (c)

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www.richardaolson.com

**There are many
more photos on
our website!**

