

REAL ESTATE AND PERSONAL PROPERTY AUCTION

Tuesday, August 25, 2020 at 4:00 PM

Address: 9895 N Brown Rd, Morris, IL 60450

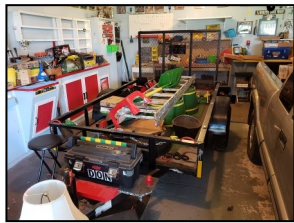
Directions: From the I-80 Brisbin Rd Exit 116 (between Morris and Minooka), head north 500 feet to the 1st road north of I-80, turn right onto North Rd and continue east 3/4 mile to Brown Rd. House will be 400 ft north on the east side of Brown Rd.

4:00 PM Personal Property Auction – 5:30 PM Real Estate

• PERSONAL PROPERTY ITEMS

Truck and Trailer: 1994 GMC Sierra Pickup, Stepside Shortbox, Ext Cab, 5.0L V8, 4x2, Hard Tonneau Cover, 151,200 miles, VIN: 2GTEC19H8R1521271. 5 x 8 Trailer w/ramp—always kept indoors.

Lawn Tractors and Tools: John Deere D140 Lawn Mower, 42" Deck, 22HP; John Deere 135 Automatic Lawn Mower, 42" Deck, 22HP; White by MTD Lawn Tractor, 18HP, Front Snow Blade, Wheel Weights & Tire Chains; John Deere 10P Wagon; John Deere Leaf Catcher; Lawn Roller; Craftsman 33 Gal Air Compressor, 150 psi; Craftsman 18" Chainsaw; Weed Eater Trimmer; Hand Cart; Gas Leaf Blower; Assorted Hand Tools; Large Workbench w/ drawers; Bin Organizers; Drill Bits; Clamps; Craftsman Shop Stool; Wrench Sets – Metric & Std; Socket Sets; Vice Grips; Channel Locks; Wrenches; Bench Vise; Bench Grinder; Circular Saw; Air hose; Large Assortment of Yard Tools; Windmill; Matchbox Cars, Die Cast Cars and Toy Tractors



• REAL ESTATE PROPERTY - offered by the Estate

One-story Home with walk-out basement on 1.3 acre wooded lot overlooking Walley Run Creek. 2 Bedrooms on Main level. Bathrooms on Main & Lower levels. 3.5 car Detached Garage and Asphalt Circle Driveway. Mature Shade Trees and nice yard. Saratoga Grade School and Morris High School Districts.

9895 N Brown Rd, Morris, IL 60450 - 1.33 Acres in NE 1/4 SEC 18-34-8 - Aux Sable Township - Grundy Co



Home Details:

- Main Room: 26 x 13 with Wood Fireplace
- Primary Bedroom: 13 x 13
- 2nd Bedroom: 10 x 13
- Kitchen: 13 x 14
- Bathroom 1: 5 x 6 with Shower main level.
- Bathroom 2: 4 x 12 with Bathtub lower level.
- Basement Room 1: 12 x 20
- 2nd Basement Room 2: 8 x 12
- Full Basement with Walkout
- Hot Water Heating
- Approximately 1140 sq ft
- Built in 1938
- Handicap Ramp on Rear of House
- Vinyl Windows

Additional Property Details:

- PIN: 03-18-200-004
- Asphalt Circle Driveway
- Detached 3.5 Car Garage: 25 x 40
- Concrete Stave Silo
- LP Gas
- Well & Septic
- Walleye Run Creek runs through the property
- Saratoga Grade School District
- Morris High School District
- 2019 Taxes = \$2,877
- Lot Size: Frontage 340', North 174', East 306', South 178'
- Large mature oak trees
- Beautiful nature views

Real Estate Terms:

All bidders must be **Pre-Approved for Financing** and prepared to close by September 30, 2020. Seller reserves the right to reject or cancel any or all bids. The Earnest Money Deposit (due on auction day) shall be equal to **10% percent** of the Total Purchase Price and is **NON-REFUNDABLE**. It is NOT CONTINGENT on getting Financing. The Closing date for the conveyance of the real estate and the consummation of the transaction will be on or before **September 30, 2020** unless extended by the mutual agreement of the Seller and the Winning Bidder. Buyer shall receive credit for the Earnest Money Deposit which shall be released from escrow and applied by the Settlement Agent towards the Total Purchase Price at Closing. The Seller, Broker, Auctioneer and their representatives, attorneys, agents, assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials and make no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotional/publicity statements and material. The Property is being sold in its "AS IS" condition with all faults and limitations and no warranties expressed or implied. All Bidders are encouraged to inspect the Property prior to bidding. All information was derived from sources believed to be correct but is not guaranteed. Bidders shall rely entirely on their own information, judgment, and inspection of the Property and records.

OPEN HOUSE DATES: JULY 23 & 30 from 5-7PM

Richard A. Olson & Associates, Inc
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Personal Property Terms: Cash or good check with proper ID on day of sale. Nothing removed until settled. All items are being sold as is with no stated or implied warranty. Sale day announcements take precedence over printed material. Buyers are responsible for all items after sold. This is a LIVE auction, must be present to bid. There is no buyers premium.

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www.richardaolson.com

