

REAL ESTATE AND PERSONAL PROPERTY AUCTION

Saturday, November 21, 2020 at 10:00 AM

Address: 488 N Center St, Braidwood, IL 60408

Directions: From the I-55/IL-113 interchange (Exit 236), head east on IL-113 (Coal City Rd) towards Frontage Rd, then right on IL-113 and continue for 1.2 miles to W 3rd St, turn left and continue ½ mile (4 blocks) to Center St, turn left and continue north to home on the left.

10:00 AM Personal Property Auction – 12:00 PM Real Estate Auction

• REAL ESTATE PROPERTY - 488 N Center St, Braidwood, IL 60408

3-Bedroom 2-Bath Ranch Home on a 0.41 acre lot on the east side of Braidwood. 2-Car Garage. Family Room at back of house and Living Room in the front. Central Air and Gas Forced Furnace. Mature Shade Trees and nice yard. Reed-Custer Community Unit School District #255.

PIN: 02-24-08-107-022-0000 - Reed Township - Will County, IL



Real Estate Details:

- Bedroom 1 – 10'x16' – (Pergo Floor)
- Bedroom 2 – 11'x13'
- Bedroom 3 – 10'x13'
- Family Room – 15'x19' – Carpet with Patio Door onto Deck
- Living Room – 13'x22' – Large Picture Window and Front Entry Door
- Kitchen – 13'x14' – Includes Refrigerator, Elec Range and Dishwasher
- Full Bath 1 (tub/shower combo) – 9'x10'
- Full Bath 2 – 5'x10'
- Laundry Room – 7'x14'
- Crawl Space – 3'H
- Utility Room – 6'x13'
- Garage Storage Room – 6'x20'
- 2-Car Garage – 27'x27'
- Braidwood City Water & Sewer
- 2019 Taxes = \$2,919.36
- Lot Size: Frontage 118' x 150'

Real Estate Terms:

All bidders must be **Pre-Approved for Financing** and prepared to close by December 29, 2020. Seller reserves the right to reject or cancel any or all bids. The Earnest Money Deposit (due on auction day) in the amount of **\$10,000** 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 **December 29, 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.

Personal Property Items beginning at 10:00 AM:

Cub Cadet SLT1554 Lawn Tractor, 500 hours, 27HP Kohler, 46" cut; Power Tools; Sockets; Log Chains; 20-gal Air Compressor; Metal Rolling Shop Table; Shop Cabinet; Shop Vac; Chain Lever Hoists; Angle Grinder; Wrenches; Channel Locks; Hand Tools; Large Work Bench; Tool Chest; Mallets; Impact & Sockets; Stihl HS 45 Hedge Trimmer; Vintage Metal Bolt Bin and Contents; Yard Cart; Set of 4 Toyo M/T 37x13.50R20L Tires (used); Bolens Power Tiller; Model Planes and Transmitters; E-flite Carbon-Z Cessna 150; Spektrum DX6 6-Channel Transmitter; Fishing Items; Camping Items; Collection of various Antique Items & Collectibles; Antique Cross Cut Saws; Hornet Nests; Taxidermy Items; Bull Horns; Antlers; Horse Collar; Cistern Hand Pumps; Cast Iron Bell & Stand; Some Fossils; Vintage American Stove Board Co. Wood Stove Board 28"x34"; Antique Grinding Stone; Media Electric Fireplace with side doors; Burgundy Leather/Faux Leather Sofa & Loveseat; Beige Fabric Sofa and Loveseat; (2) Recliners; Lamps; Kitchen Items; End Tables; Terry Redlin "Spring Fever"; 4-Pc Queen Bedroom Set and many other misc household items. Dennis and Jill are selling anything that won't fit on the back of their motorcycles!



OPEN HOUSE DATES: OCT 20 & 27 from 4-6PM

Richard A. Olson & Associates, Inc
531 W Bedford Rd, Morris IL 60450

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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RICHARD A. OLSON
& ASSOCIATES, INC.

Sellers: Dennis and Jill Hackl have lived in the house for many years. They have decided to sell their home and personal property and travel the country on their motorcycles. We wish them safe travels!!

MANY MORE PHOTOS ON WEBSITE!

www.richardaolson.com

