

Real Estate Auction

Located At: #250 S. Sycamore St., El Paso, IL. 61738

Directions: From the Jct. of US Rt. 24 & IL. Rt. 251 (in Downtown El Paso), Go East on Rt. 24 4 Blocks to S. Sycamore St., Then 1-1/2 Blocks South. (Home is Marked with Auction Signs)

Saturday, November 12, 2022 @ 10:00a.m.

See Photos @ www.bradleyauctionsinc.com



HOME INFO

A Large 2 Story Frame Home, Dutch Colonial Style

Upstairs: 3- Bedrooms, (2 w/ Large Walk-in Closets)

Full Bathroom w/ Tub, Pedestal Sink & Linen Closet

Main Floor: Large Living Room, Formal Dining Room, South Side Sunroom, Eat-In Kitchen w/ Pantry & Built-In Cabinets
Covered Front Entry & Front Foyer

This Home Has: A Full Basement, Hot Water Heat, City Water & Sewer, an Aluminum Siding Exterior, and a Fenced Back Yard

Garage Info: A 1 Car Detached Garage

Lot Size: 50ft. x 150ft.

Year Built: The Home was Built in 1917 and has only had 2- Owners, the Interior is still Original.

Legal Description: Lot 3 in Block 5 of Hamiltons Addition to El Paso, Illinois.

Taxes: \$2,000.90/Year, (with 1 Exemption), Equalized Assessed Value \$29,325.00 - P.I.N.: 16-08-105-018 - Zoned Residential

INPECTION: The Property will be Open for Inspection on Thursday, October 27 from 3:00 - 6:00pm.

- Auctioneers' Note:** This Home has a Beautiful Interior with:
- * Very Nice Original Woodwork Throughout the Entire House
 - * Built-In China Cabinet w/ Leaded Glass
 - * 2- Sets of French Doors
 - * Original Hanging Light Fixtures (1917)
 - * 9ft. High Ceilings
 - * Picture Molding
 - * Hardwood Floors Throughout

Terms: 10% Down Payment on Day of Auction with the Balance Due on or Before December 12, 2022. Written Contract to be Entered into on Day of Auction. Real Estate Taxes to be Pro-rated to Date of Closing. Property Sell "As-Is" with NO Warranties, NO Contingencies & NO Inspections Provided. Sale is Subject to Seller's Confirmation.

Seller's Attorney

Jeremy J. Stoller
Stoller Law Office
15 W. Front St.
El Paso, IL. 61738
Phone: (309) 527-4300

THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!!

ALSO SELLING: The Contents of this Home (All Antiques) will be Sold at Auction on Sunday November 13 at Gary Miller's Classic Auto., 100 Classic Auto Lane, El Paso, IL. (West Edge of El Paso & Next to I-39)

Seller: Roger Evans
Atricia Meneses, P.O.A.

Bradleys' Auction Service, Inc.

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