

Real Estate Auction

Located At: #700 & #702 S. Manlove St. Pontiac, IL 61764

Directions: From the Old Court House (In Downtown Pontiac), Go South on Mill St. 8 Blocks to W. 2nd St., Then 3 Blocks East to S. Locust St., 1 Block South to E. Herbert St. & 2 Blocks East (Corner of E. Herbert & S. Manlove St.)

Saturday, August 24, 2019 @ 10:00a.m.

See Photos and Survey at www.bradleyauctionsinc.com

LARGE 2 STORY/BRICK HOME VERMILLION RIVER FRONTAGE



**ON 1.94 SURVEYED
ACRES**

HOME INFO.

This Large 2 Story/Brick Home (4,818 Total Gross Sq. Ft.), Is Divided into 2 Units.

Unit 1: Has 4 Bedrooms (1 Downstairs & 3 Upstairs), 2 Bathrooms, Lg. Eat-In Kitchen, Lg. Living Room/Dining Room, Working Gas Fireplace, Open Front Patio, 2,510 Sq. Ft. (Currently has a long term tenant with lease expiring Oct. 1, 2019)

Unit 2: Has 3 Bedrooms (All Upstairs), 2-1/2 Bathrooms, Lg. Kitchen w/Dining Area, Lg. Living Room w/Wood Burning Fireplace, Open Rear Patio, Lg. Attached Garage, 2,308 Total Gross Sq. Ft. (Currently Vacant.)

Both Units Have: Gas/Forced Air Heat, Central Air Cond., City Water, Private Septic, Lg. Shaded Yard.

Year Built: 1858

Outbuilding: 24' W x 40' Pole Building w/2 Overhead Doors & Cement Floor

INSPECTION

The Home Will be Open for Inspection on Thursday, August 8, from 4:00 to 7:00 P.M.

CLOSING

On or Before
October 8, 2019

Seller's Attorney

Ronald Fellheimer
Fellheimer Law Firm
Pontiac, IL 61764
Ph.(815) 842-3858

Auctioneers' Note:

This is a Wonderful Opportunity to Purchase this Beautiful & Unique Property, Located on the Edge of Town and Surrounded by Farm Fields. Beautiful River Views (Located at a Bend in the River), Across the River from Chautauqua Park!!

Terms

1.) Buyer will pay 10% of the Purchase Price Down (Non-Refundable) on Day of Auction and Enter into a Written Contract. Balance of the Purchase Price to be Paid at Closing. 2.) Property Taxes to be pro-rated to the Date of closing. 3.) The Property is being sold subject to Right-of-Way for Roads and Easements of Record. 4.) *Sale is subject to Seller's Confirmation.* 5.) Seller will provide a Title Policy in the amount of the purchase price. 6.) Announcements on Day of Auction shall take precedence over printed material. 7.) The property is being sold "AS-IS" with NO Warranties Expressed or Implied, NO Contingencies, and NO Inspections Provided.

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

Seller: Eugene Mies Trust

First Financial Bank, Trustee



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