AUCTION
TUESDAY, AUG. 18, 2015 • 6 P.M.
TO SELL ON PREMISES
AT #6 JONES PLACE,
JACKSONVILLE

DESCRIPTION: Two story brick home; 3 bedrooms - w/1 full and 2 half baths – kitchen w/breakfast nook – dining room – living room – full basement, partially finished – fireplace – gas hot water boiler & central air – two car detached garage. Lot approximately 62’ x 122’.

SALE TERMS and other information available at time of viewing and at middendorfs.com or contact auctioneers.

VIEWINGS: 5 p.m. to 6 p.m. Tuesdays, July 28 and August 4 or by contacting auctioneers.

OWNER: RONNY L. WATERS
ATTORNEY: G. RONALD KESINGER
200 NORTH WEST STREET,
JACKSONVILLE, IL 62650

SALE TERMS: Upon conclusion of auction Seller and Buyer shall execute a purchase agreement with Buyer to pay Ten (10) percent as down payment. Balance payable on or before September 18, 2015. Possession given upon final settlement. Seller will convey by Warranty Deed and furnish Title Insurance for amount of purchase price. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. TAXES: 2014 taxes due in 2015 to be paid by Seller. 2015 taxes due in 2016 to be prorated to date of closing and Seller’s share will be paid by giving buyer a credit against the purchase price based upon the best available information.

PROPERTY SELLING “AS IS” without representation or warranty expressed or implied. Sale subject to price acceptance of Seller.

LEGAL DESCRIPTION: Lots 12 and 13 and also 10 ft. of vacated portion of Jones Place, Jones Subdivision, Jacksonville, Morgan County, Illinois.

REAL ESTATE TAXES:
2013 paid in 2014 $2,859.44 w/owner occupied exemption

SCHOOL: Jacksonville School District #117 – Eisenhower Elementary

ZONING: R-1 Single Family Residence

GENERAL INFORMATION:
Living room: 22’7” x 13’ w/fireplace, wood floor
Dining room: 15’6” x 11’6”, wood floor
Kitchen w/breakfast nook: 14’ x 12’ includes:
Whirlpool free-standing dishwasher, Frigidaire side-by-side refrigerator, Frigidaire 30” elec. glass top range, Frigidaire microwave
Bathroom: half
2nd floor (Central air ducts only on 2nd floor):
West bedroom: 26’7” x 13’, wood
NE bedroom: 13’2” x 9’6”, wood
SE bedroom: 11’6” x 8’6”, wood
Full bath
Basement (partially finished):
100 amp circuit breaker system
40 gal gas water heater
Gas boiler heater
Washer and dryer
Attic - floored
Home was built in approximately 1940 and contains approximately 1,792 sq. ft. of living space.