

Sullivan & Son

AUCTION



Colchester, Illinois
**BEAUTIFUL
COUNTRY HOME**
Argyle Lake State Park Setting

TUESDAY, OCTOBER 10, 2017 • 5:30 PM

AUCTION TO BE HELD ON-SITE AT 2250N COAL ROAD, COLCHESTER, ILLINOIS



GENERAL INFORMATION

Mrs. Martin's Real Estate is improved with a single story home with 3 bedrooms, 1½ baths and 2-car attached garage. Special features include geothermal (8 years old), new septic system (8 years old), roof replaced (10 years old), crawl space, partial brick on the front, one-acre lot, beautiful shade trees and the best feature of all "Great Location". This property is situated across the road from the southwest corner of the Argyle Lake State Park. North Coal Road borders the east side and Coral Road borders the north side. There will be an Open House on Sunday, September 17 from 11:00 AM - 1:00 PM or contact the Auction Company to schedule a showing.

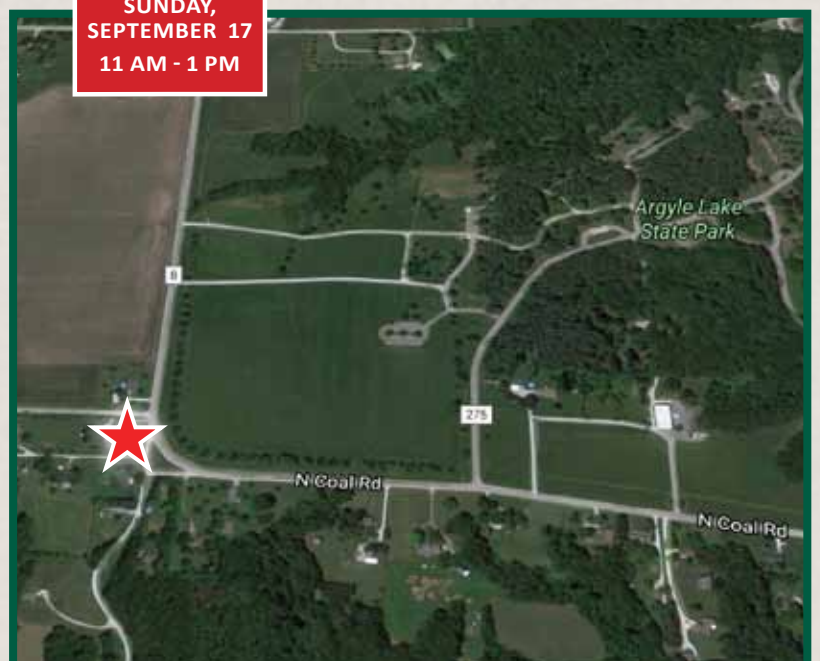
TERMS OF SALE

Fifteen percent of the bid price to be paid at the conclusion of the auction with the balance due on or before November 10, 2017. Title insurance in the amount of the purchase price will be provided by the Seller. The 2017 real estate taxes due in 2018 will be prorated to the date of closing. Possession will be given at time of closing. Immediately following the auction the successful buyer shall be required to enter into a written purchase agreement with the Seller. Said contract may be inspected prior to the auction by contacting the seller's attorney, Jim Lucie, 309-833-1702. All announcements made at the auction supersede any prior advertising.



**OPEN
HOUSE**

**SUNDAY,
SEPTEMBER 17
11 AM - 1 PM**



EILEEN "MARTHA" MARTIN

ATTORNEY FOR SELLER - JIM D. LUCIE

Lucie, Scalf, Sutton & Bougher • 315 E Jackson, Macomb, IL 61455 • 309-833-1702

SULLIVAN & SON AUCTION LLC.

1995 E CR 650N, PO Box 68, CARTHAGE, IL 62321 • PHONE 217-743-5200 • www.sullivansonauction.com

MIKE SULLIVAN IL LIC. #440.000469 • WILL SULLIVAN IL LIC. #441.001720