

# Real Estate Auction

Located At: #106 E. Torrance Ave., Pontiac, IL. 61764  
(South End of Town)

Property is Posted with Auction Signs

**Saturday, April 25, 2026 at 10:00 A.M.**

See Photos @ [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)

## 2 Bedroom/ 1-1/2 Bath Home with Large Detached Garage



**Home Info:** A Single Story Frame Home, (1,083sq.ft.) with: 2- Bedrooms (w/ Closets), 1-1/2 Baths, Eat-In Kitchen w/ Cupboards, Lg. Living Room/Dining Room, Basement, Open Front Porch, Rear Deck (8ft.x11-1/2ft.)  
The Home has: Gas Forced Air Heat, Central Air Cond., Vinyl Siding, Replacement Windows. (Sells w/ All Appliances & Furniture)

**Garage:** A 30ft.Wx24ft.L Frame Detached Garage (Insulated) w/ 16ft.Wx7ft.H Overhead Door

**Year Built:** 1900

**Lot Size:** 50ft.x140ft.

**Legal Description:** Lot 4 in Block 1 of the South Lawn Addition to Pontiac, IL.

**Taxes:** \$2,162.38/Year w/ 1 Exemption (P.I.N.# 15-15-27-426-015 Total Assessed Value: \$33,413 (2025))

**Inspection:** The Home will be Open for Inspection on Thursday, April 9th from 4:00 to 7:00pm.

**Real Estate Terms:** 10% Down Payment (Non-Refundable) on Day of Auction with the balance due on or before May 25, 2026. Written Purchase Agreement to be entered into on Day of Auction. Property Taxes to be pro-rated to the Date of Closing. **Sale is subject to Court Approval. The property is being sold AS-IS with NO Warranties and NO Contingencies.**

**Seller's Attorney**  
Ronald K. Fellheimer  
Fellheimer Law Firm Ltd.  
210 N. Main St., Pontiac, IL. 61764  
Ph. (815)842-3858

**NOTE:** The Home is being sold with a Full Set of Appliances as well as Furniture.

**Auctioneers' Note:** This is a very well located home on Torrance Ave., with great potential. Plan to Inspect on April 9th and come prepared to buy!!

**Seller: Gregory Bauer Trust**  
**By First Financial Bank, Trustee**

*Bradleys' Auction Service, Inc.*

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