

Real Estate Auction

2 Locations: #813 Cable St. & #712 E. 12th St., Streator, IL
Directions: From the Jct. of Rt. 23, (Bloomington St.) & 12th St. (on the South edge of Streator at B&R Grocery) Go East 7 Blocks to #712 (Home #2). From the 12th St. House, Go 1/2 Block West to Roger's St., Then 2-1/2 Blocks North to #813 Cable St. (Home #1)

Thursday, August 27, 2015 at 5:00 PM

See photos @ www.bradleyauctionsinc.com

2 Homes - 2 Locations



**Home #1 (813 Cable St.)
To Sell at 5:00 PM**



**Home #2 (712 E. 12th St.)
To Sell at 6:00 PM**

**Both Homes will sell Absolute with NO Minimum & NO Reserve
Come prepared to buy!!!**

Home #1 with: A single story Home (approx. 700 Sq. Ft.) 2 Bedrooms, Full Bath, Eat-in Kitchen (W/ Refrigerator & Gas Stove), Living Room, Front Entryway & Full Basement. The Home has Gas/Forced Air Heat & Central Air Cond. Pebble Dash Exterior, also a Washer & Dryer stay with the House.

Garge: A 2 Bay Detached Garage (22' x 24')

Legal Description: Lot 3 in Block 2 of Dan Richardson's Subdivision L 6-7, SE 1/4 of the SW 1/4

Taxes: \$1,357.06/Year with NO exemptions P.I.N. 33-36-322-007

Home #2 Info: A single story Home with: 2 Bedrooms, Full Bath, Eat-in Kitchen (w/ newer Refrigerator & Stove), Dining Room, Living Room, Full Basement, Lg. open front Porch, Sm. Side Porch. Also a Lg. Wheel Chair Ramp to Rear Kitchen Door. The Home has a newer Roof, Newer Vinyl Siding, Gas/Forced Air Heat

Legal Description: All of Lot 12 & Lot 13 (except the West 3.33' of Lot 13) in W.H. Dixon's Subdivision (Lot 3)

Taxes: \$1,107.04/Year with NO exemptions P.I.N. 33-36-328-024 | 33-36-328-025

Inspection: Both Homes will be open for Inspection on Thurs. Aug. 13 from 5:00 to 7:00 P.M.

Terms: 10% Down Payment, (non-refundable) on Day of Auction, with the balance due on or before Sept. 28, 2015. Written purchase agreement to be entered into on the day of Auction. Property taxes to be pro-rated to the date of closing. The Properties are being sold "AS-IS" with NO warranties NO inspections, and NO contingencies.

Auctioneers' Note: This is a great opportunity to buy at your own price, 2 good locations & great potential.

Seller's Attorney: Matthew Krueger
Brassfield, Krueger & Ramlow LTD.
203 Armory Court
Streator, IL
Ph. (815) 672-8878

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

Sellers: Jon & Judy Collins
Streator, IL



Auctioneers
Bradleys' and Immke Auction Service

Brian Bradley
Streator, IL

Brent Bradley
Streator, IL

Freddie Immke
Saunemin, IL

