

# Real Estate Auction

\* HOUSE ON CITY LOT - 3-BEDROOM 2-BATHROOM - HANDYMAN SPECIAL \*

Auction Date & Time: Saturday, August 20, 2016 at 10AM (CST)

Sellers: Deborah J. Criss

Auction Location: 711 N. 6th St., Marshall IL 62441

Real Estate Preview: BY APPOINTMENT ONLY – Call Dave 812-243-1303



**LEGAL DESCRIPTION:** Part of Lot 7 of R L Dulaney's Subdivision measuring 50' x 128' = 6,400 sq. ft. or 0.147 acres m/l in the Town (now City) of Marshall, Illinois, situated in Clark County, Illinois.

**DESCRIPTION:** This is a single family home that consists of a framed constructed 1-story structure that was built in approximately 1915. There is 1,622 sq. ft. m/l of gross living area. The home consists of 3) bedrooms, 2) 3-fixture bathrooms, utility/laundry room, eat-in kitchen, pantry, dining room and living room. There is a covered concrete front porch that measures 8' x 15' sq. ft., and a rear stoop/entrance. The foundation is a concrete block w/crawl air space. The roof is covered with an asphalt shingle composite material and the siding is aluminum. The interior walls & ceilings are plaster & wood paneling. The floors are covered in hardwood and sheet vinyl. There is a 40 gallon gas water heater and a 200 ampere electrical service panel. The windows are wood framed with storm/screens. There is city water, natural gas and a city waste disposal system. The electricity is supplied by CIPS.

**For Terms, Photo's & Property Information Packet go to: [www.ucmarshall.com](http://www.ucmarshall.com)**

**Auctioneer's Note:** We appreciate the opportunity to sell this property for Mrs. Criss. This house is a handyman special! It is located just a few blocks away from North School and Marshall High School, local shops, grocery store and churches. This will be relatively short auction due to the fact that it is a Real Estate Only Auction. So come on out and bring a friend and enjoy your auction experience.

**Announcements made at day of sale will take precedence over printed, oral, electronic statements, etc.** All Items sold AS IS, WHERE IS, with no warranties expressed or implied. Auctioneer is acting only as an agent to the Seller (s) and is not responsible for any accident or liability. United Country – Auctions, Appraisals & Realty, LLC and their agents and the Seller (s) reserve the right to preclude any person or persons from actively bidding in any form if there is any question as to the person or person's credentials, behavior, suitability, etc. to participate in the bidding process.

**Terms of Real Estate:** Cash or Check with proper ID at day of sale, Credit Cards (Mastercard, Visa, American Express, Discover) w/ **a clerical fee in the amount of 3% of the total purchase charged to the buyer for the use of credit cards.** Not responsible for any thefts or accidents.

**Real Estate Buyer's Premium:** The buyer will pay a 6% buyers premium which will be added to the bid price to arrive at the contract price (High Bid + 6% BP = Contract Price)  
The buyer is only required to pay 10% down, of the contract price on day of sale.



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David Shotts, Jr., Auctioneer / Agent / Appraiser

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