

Absolute LIVING ESTATE AUCTION

Saturday, June 25th, 2022 | 10:00 AM

311 South Elm Street
Bluford, IL 62814

**4 or 5 Bedrooms,
2 Baths, 3 Buildings
on 4 Acres**



PREVIEW DATE:
Sunday, June 19 - 12-2 pm

**The Living Estate of
VIVIAN L. BALDRIDGE**

Real estate sells absolute to the highest bidder at 10:00 AM! AUCTION HELD ON SITE!



Low Mileage CAR

F-100 Ranger XLT

Like NEW Tractors

ATTACHMENTS

TOOLS / SHOP

APPLIANCES

COLLECTIBLES

**MICHAEL
HARRIS**
Real Estate & Auction

MICHAEL HARRIS
Principal Broker / Auctioneer
Harris Real Estate & Auction
270.970.0200

IL Lic #441.001142

In Partnership with:



ROBERT ALEXANDER
CAI Broker / Auctioneer
Real Estate & Auction Company
270.554-5212

**RARE
AUCTION
GROUP**

IL RE Lic. #075.0092126
IL Auct. Lic. #441.0000399



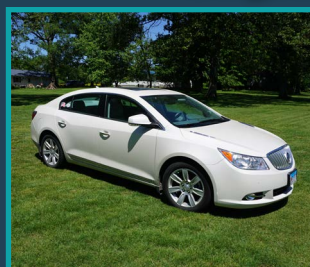
Absolute LIVING ESTATE AUCTION

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About the Real Estate

Excellent starter or retirement home with room to build 1 or 2 more; ±600 Ft. of road frontage. Beautiful lawn with towering Oaks and Pines. New high school within walking distance. Consider ±2100 SQ Ft. under roof on 3 levels. On the main level ±1000 SQ Ft. ±24x13.25 Ft. family room, corner fireplace; ±17.25x10.25 combination kitchen and dining room with wood cabinetry and pantry. Nearby 2 BRs with Jack and Jill full bath. Upper level ±350 SQ Ft. half story with ±19x12 Ft. bedroom including staircase offset plus overhang closet storage. The ±787.5 SQ Ft. (including staircase offset), lower level is much more than a storm shelter. It has a ±19.5x13 Ft. rec room, bedroom, or bonus room, ±8x7.75 SQ Ft. second full bath with a nearby laundry and

large hobby/storage area. (Basement has gravity floor drain.) Other amenities include RUUD natural gas central heat and air conditioning system, replacement windows, blacktop drive, city water with 2 water meters and city sewer. ±44x28 Ft. Morton building with ±10x12 Ft. overhead door 2nd building. ±70x30 Ft. shop building plus ±27x9.5 Ft. with 2 car entry and a ±40x36 Ft. pole building with ±12x12 Ft. overhead door all with concrete floors.

AUCTIONEER'S NOTES: Measurements are estimates, SQ footage is representative of approximate floor space not living area. Inspection day of Auction beginning at 8:30AM and other day.

Personal Property

VEHICLES: Buick 2010 Lacrosse CXL Front Wheel Drive Car - 76,304 Miles, VIN# 1G4GC5EG9AF198239, Ford F-100 Ranger XLT - VIN# F10HLU68715.

TRACTORS, ATTACHMENTS, MACHINERY & TOOLS: Ford/New Holland 545D 4WD w/ Front Loader - 3844 Hours, T475 New Holland Powerstar w/655 TL Loader - 2 Remotes - 4WD - 5.7 Hours - Cab - Heating & Air - 2017 Model - Like New, Land Pride Accu-Z w/24 HP Kawasaki Motor 72", John Deere G20 Tractor, Ford/New Holland 555E Backhoe - 3484 Hours - 4WD 1997 Model Serial# 00006346 Shed Kept (w/24" Bucket), Land Pride Level Aerator, 3 Pt. Grader Blade, Bushhog RTH80, Virnig 122601 Grapple New 72", Harrow, 3 Pt. Hitch Rake, 3 Pt. Hitch Land Pride Soil Pulverizer - 6 Ft., 10" Dig Bucket, 18" Dig Bucket, 48" Scoop Bucket, Land Pride Box Blade BB2596 w/Weights w/PTO, Snap-On Tool Box, Pipe Wrenches, Stihl FS80 Weed Eater, Kohler Command 6 Pressure Washer, Campbell Hausfeld Extreme Duty 7 HP 80 Gal.

Air Compressor, Cub Cadet 2182 Mower, Briggs & Stratton 8 HP Cub Cadet Mulching Vacuum & Trailer, 6 HP Sears Lawn & Garden Shredder/Bagger, Army Trailer Pintle Hitch w/Diesel Fuel Tank, Pressurized Lawn Sprayer, Pull-Behind Grass Seeding Cart, Gas Fuel Tank, Wooden Wagon Wheels, Squirrel Case Fan, Aluminum Ramps, Home-Lite Hydro Pump, Cub Cadet Push Mower, Wizard 22 Push Mower, Red Line Kerosene Heater, Wood Case w/Hand Saws, Cub Cadet 782 Riding Mower - 582 Hours, Multiple License Plates, Worksaver Grass Seeder, Multiple Hub Caps, Studebaker Trailer, Torch & Cart, Gray Portamatic Air Lift, Oil Tanks & Pumps, Dr. Pepper Cooler, Ace 1502 Fuel Burner Pressure Washer

APPLIANCES & KITCHEN: Hotpoint Refrigerator, GE Electric Stove, New Perfection Stove, GE Chest Freezer, GE Refrigerator, Speed Queen Washer & Dryer, Comfee Microwave, Panasonic 35" TV, Edenpure Box Heater, New Home Sewing Machine,

Ice Cream Maker, Coffee Grinder, Granite Pots, 8" Cast Iron Skillets - Ozark St. Louis Missouri #8, Royal China Underglaze Solar China Set

FURNITURE & MISC.: Leather Sofa, Rocking Recliner, Table Lamp, Estes Piano, Drop Down Secretary, 2 Rockers w/Foot Rest, Wood Desk, Hurricane Lamp, Stove Style Lamp, End Table, Oil Lamps, Mantle Clock, Dresser w/Mirror, Bedroom Set w/2 Dressers, Dresser, Boat Mantle Clock, Milk Jugs, Records, Mason Jars, Carvelle Cookware

JEWELRY/COLLECTIBLES: Costume Jewelry, Horse Ceramic Figurines, National Finals Rodeo Belt Buckle Collection, Regan Election Pin, Quartz Motorcraft Watch, Carvelle Watch, United States Defense Savings Bond, Postal Savings Plan, Bulova Watch, Quartz Timex Watch, 1907 Penny, Elgin Watch, Napa Toy Truck, The Service Series Pocket Knife Set, Star Leader Brass Washing Board, Bottles Coca Cola

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 individual tract.
BUYERS PREMIUM: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.
DOWN PAYMENT: 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.
CLOSING: Closing shall take place on or before 30 days from auction date.
REAL ESTATE TAXES: All 2022 ad valorem taxes will be prorated at closing.
SURVEY: The property will be sold by a new survey completed by Jason Looper Surveying & Engineering. Buyer will be responsible for the cost of the survey.
SQUARE FOOTAGE: Buyer to verify all square footage.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any

express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.
NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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