

Real Estate Auction

3 Bedroom with 1 Bath
only 1/2 mile from Spring
Lake

10381 Evergreen Dr.
Manito, Illinois

Tuesday, July 10
at 5:30 p.m. at the property



Located 1/2 mile from Spring Lake off Spring Lake Road, this nicely landscaped 1,056 square foot three bedroom ranch style home was constructed in 1976 and features vaulted ceilings, a full basement, central air, and a 2-1/2 car garage.

Directions to property: From Pekin, Illinois, go one mile south on State Highway 29 and turn right on Manito Road. Proceed 10.2 miles, then turn right on Spring Lake Road. Proceed 3.3 miles then turn right on Evergreen Drive.



Legal Description: Lot 76 in Lakewood Terrace, a subdivision as shown in Plat Book "O" page 14, in the Recorder's Office of Tazewell County, Illinois.
Tax ID: 08-14-02-406-007

Terms of Sale on Real Estate: An earnest money deposit in the amount of 10% of the selling price in cash or guaranteed funds will be required on day of sale, and the balance will be due in cash or guaranteed funds at closing on or before August 10, 2007. **The successful bidder will pay a 5% Buyer Fee in addition to the bid price on the real estate, and the Buyer Fee will be added to the bid price to arrive at the total selling price in the contract of sale.** Title will be conveyed by Executor's deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2006 and subsequent. Sellers will furnish a guaranty title policy in the amount of the purchase price. Taxes will be prorated to date of closing. Possession will be at closing. The successful bidder will enter into a contract of sale at the auction sale. The contract will not be contingent upon financing. A copy of the sales contract will be posted on the premises for review before the auction sale. The sale is subject to the immediate confirmation of the Seller. The property is being sold in an "as is" condition. Any announcements made day of sale will take precedence over prior advertising and printed matter.

To Inspect the Property: The property will be open for preview on Thursday, June 28, from 5 to 7 pm, and also on Tuesday, July 3, from 5 to 7 pm, and from 4pm on auction day.

Owner: Estate of Corwin E. Schroeder.

If you have questions, please call Joe Cotten at 309.686.0558 anytime.

See www.cottenauctions.com for photos, virtual tours, and any updates regarding the property.

sale conducted by

COTTEN Auctions

Peoria, Illinois

Phone (309) 686-0558

LIC# 044000115