

Real Estate Auction

**4-Bedroom Arts & Crafts era
brick bungalow with
River frontage**

**1447 Birchlawn Place
Ottawa, Illinois**

**Sunday, November 25
at 1:00 p.m. at the property**



The 2,200 square foot brick bungalow home is situated on a 50' x 278' lot with mature trees. It has 8 rooms, including four bedrooms and two and one half baths and a full dry basement.

The home is situated with frontage on the Illinois River and sits above flood stage. A landscape paved patio promontory with 2 separate look-outs offer panoramic views of the river. Paved steps lead down to a secluded natural sandstone lower level and the river's edge. The home features original woodwork and hardware throughout; original hardwood floors in every room; fireplaced



living room with flanking built-in bookcases with leaded glass doors; 3-Season room with French door entry; new heating/AC System in '06; new driveway; 2-car garage with dormered loft for storage; large deck in rear yard; quiet tree lined street; minutes away from 3 state Parks including Starved Rock.

Tax ID: 21-15-203-009 2006 Real Estate Taxes: \$5,568.38

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 within 30 days. **The successful bidder will pay a 10% 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 warranty deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2007 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 Sunday, November 18, from 2 to 4 pm, and from noon on auction day.

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

See www.cottenauctions.com for photos, virtual tours
auction conducted by

COTTEN Auctions

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