

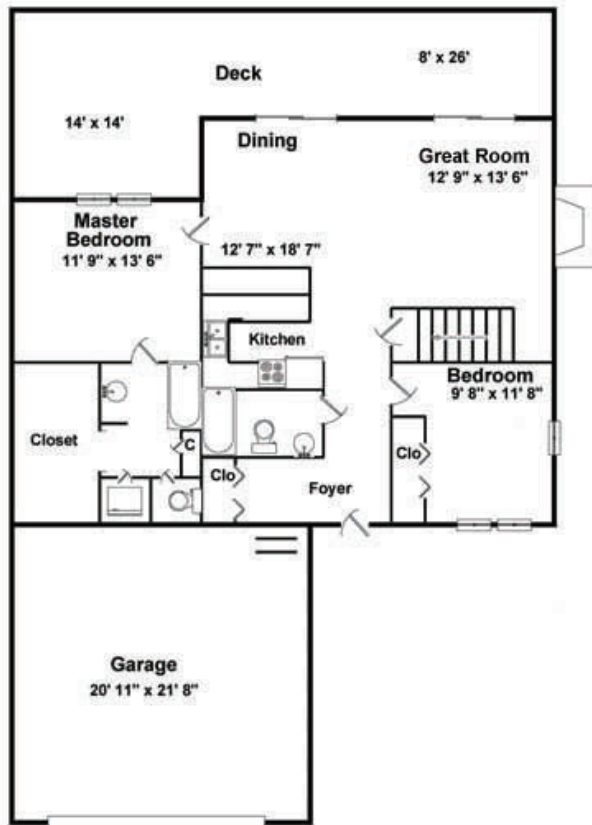
Real Estate Auction

Builder Close-out a Model Townhome and Unfinished Townhome 303 Riverview Court and 305 Riverview Court Lacon, Illinois

**Wednesday, August 6
at 6:00 p.m. at the property**



303 Riverview Court is a finished Model Townhome featuring 2 bedrooms and 3 full bathrooms, 2-car garage and a full walk-out basement. The Model Townhome has solid cherry flooring and a gas log fireplace in the great room, appliances and granite countertops in kitchen and baths, and is in move-in condition.



305 Riverview Court is an unfinished townhome with roughed-in electrical and plumbing and is ready for sheetrock and finishing by the buyer. Both units have 93% efficient gas furnaces and sliding patio doors onto a large deck.

AUCTION PREVIEWS:

**Wednesday, July 30, from 4 to 7:00 pm
and Sunday, August 3 from 3 to 5pm**

The townhomes feature poured concrete foundations and a low-maintenance exterior. The rear of the property borders a park and has panoramic views of the Illinois River and the Lacon Marina. There are more photos, details, floor plan, and a virtual tour of the townhomes on our website.

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 September 8, 2008. **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 deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes subject to assessment for 2008 and subsequent to be assumed by buyer. Seller will furnish guaranty title insurance in the amount of the purchase price. Possession will be at closing. The successful bidder will enter into a contract of sale at the auction. 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 confirmation of the Seller. The property is being sold in an "as is" condition and "with all faults known and unknown". Any announcements made day of sale will take precedence over prior advertising and printed matter.

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

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