

REAL ESTATE AUCTION

The following property will be offered at public auction. Sale will be on sight at **910 N 7th Street, Rochelle, IL 61068.**

THURSDAY, AUGUST 12TH, 2010
5:30 PM SHARP



Property consists of 1 ½ story bungalow with approximately 1,500 sq ft of living space on an approximate 8,712 sq ft lot. Lower level features large kitchen with built in range and counter top stove, plenty of cabinet space and a newer Frigidaire refrigerator that will stay with the home. A large family room with a stone wood burning fire place. One bedroom and full bathroom. Enclosed porch with carpet and surrounded by windows. Upper level has 2 bedrooms featuring built in book cases and good closet space and ¼ bath. The home has a partial basement with laundry area, furnace room and family room. Mechanics include GFA furnace, 40 gal hot water heater, water softener, 30 Amp fuses, asphalt shingle roof & aluminum siding. Property has a 2+ car garage with vinyl siding, 2 new garage doors with electric lifts, concrete floor, gas heater and 30 amp fuses. Situated close to schools & shopping this property has a lot to offer! **For more information or private viewing contact Auctioneer Joe Wegener at 815-766-0756.**

Real Estate Terms: \$5,000.00 down day of sale with balance due on or before September 13th, 2010. Possession upon closing shall be in the usual manner. Title commitment will be available for inspection prior to auction. Prospective buyers should have financial arrangements completed prior to sale day. **NO CONTINGENCIES!** The property will be sold in its "AS-IS" condition without any warranties either expressed or implied. Sellers reserve the right to reject any and all bids.

OWNER;
ELMER ROWLEY, ROCHELLE, IL 61068
ATTORNEY FOR REAL ESTATE;
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AUCTIONEER:

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