

Public Estate Auction

- ◆ VERY NICE 1-STORY HOME W/WALK-OUT BASEMENT ◆ 2-CAR ATTACHED GARAGE ◆ 2.07 ACRES ◆
- ◆ 18X33 ABOVE GROUND SWIMMING POOL ◆ 24X16 STORAGE BUILDING ◆ NORTIC TRACK RECUMBENT BIKE ◆
- ◆ MARSHALL VALVESTATE 2000 AMP SPEAKER ◆ LIKE NEW LRG & SMALL APPLIANCES ◆
- ◆ LIKE NEW TROY-BILT REAR TINE TILLER FURNITURE ◆ SEVERAL STORAGE SHELVING UNITS ◆
- ◆ LIKE NEW HUSQVARNA VIKING SEWING MACHINE, QUILTING SET & SEWING YCABINET ◆
- ◆ LIKE NEW HUSQVARNA LAWNMOWER & SNOWBLOWER ◆ HOUSEHOLD ITEMS ◆ MECHANIC/GARDEN/ARD TOOLS ◆
- ◆ LIKE NEW SET LEFT-HANDED GOLF CLUBS ◆ NEW DALE EARNHART JR RACING JACKET & MUCH MORE!!! ◆

Sellers: Phyllis I. & Cathy S. Herrmann Estate

Auction Location: 3022 Berry St., Paris, IL 61944

Auction Date & Time: Saturday, August 6, 2016 - 10:00AM (CST)

Personal Property Preview: Friday, August 5, 2016—3pm-6pm (CST)

Real Estate Open House: Sunday, July 10, 2016 from 1pm - 3pm (CST)

◆ REAL ESTATE TO SELL AT 10:00 A.M. (CST) ◆ ◆ Personal Property Sell's Immediately Following Real Estate ◆



LEGAL DESCRIPTION:
A Part of the East Half of the Northeast Quarter of Section 4, Township 12 North, Range 11 West of the Second Principal Meridian, Edgar County, Illinois, PIN #04-24-04-200-010. The site size is irregular in shape measuring 2.07 Acres m/l or 90,169.20 sq. ft. m/l.

Lot and Dwelling Description: The real estate is conveniently located to shopping, schools, churches, and other local amenities. The real estate is located in the County of Edgar, Elbridge Township, Paris, Illinois. **Description:** The site size is irregular in shape measuring 2.07 Acres m/l or 90,169.20 sq. ft. m/l. This 1-story house was built in approximately 1998. The gross living area of the house is 2,768 sq. ft. m/l that consists of (Open Concept) kitchen, pantry, dining area, living room (Cathedral Ceiling w/sky lights), Sunroom, 3-bedrooms, 2) 4-fixture bathrooms & 1) 2-fixture bathroom, laundry/ utility room. There are built-in cabinets in the living room. There is a partial walk-out basement, which is partially finished (15% -20% finished) measuring 2,320 sq. ft. m/l and it appears to have 9' ceilings. In Bedroom #1 there is a large walk-in closet. The furnace & water softener are located in the basement. There is a 2-Car attached garage with a concrete floor and 2) overhead doors with electric opener and a rear service door. The attached garage is insulated and finished on the interior with drywall. There is another smaller garage measuring 16' x 24' with an overhead door with electric door openers and 1) service door and it has a concrete floor. This smaller garage has been utilized for lawn and garden equipment and tools. The walls and ceilings of the home are drywall and painted and the ceilings are textured. The floor coverings consist of clay tile and carpet (like new). There is a gas forced warm air furnace and central air conditioning system that supplies a climate control environment to the entire house. There is an attic with access from the garage thru a scuttle entrance. There is a 50 gallon gas water heater. There is a 200 ampere electrical service panel and wiring. The windows throughout the house are thermos-pane and there are ceiling fans throughout the house. There is metal rain gutters installed on the home. The foundation is poured concrete and the home has an asphalt shingle roof. The exterior of the house is finished with a vinyl siding and brick. There is a front covered concrete porch measuring 4' x 18' and a rear concrete patio & wood deck measuring overall 8' x 28'. The property consists of Clark/Edgar Water District, Enerstar Electric, private waste disposal system and propane gas. There is an air crawl space measuring 14' x 32' (448 sq. ft. m/l). There is a concrete driveway for the house giving access from Berry Street. There are newer built-in appliances in the kitchen which will sell with the house. Also, the kitchen has solid Maple cabinets. Also, in the living room & sunroom is a gas log fireplace (the fireplace is 2-sided). This house appears to have been constructed with quality workmanship and materials. The landscaping appears to have been completed by a professional. Also, there is a 18' x 33' above-ground swimming pool (needs a liner) and there appears to have been professional landscaping installed around the pool and there is a walk-way from the house to the swimming pool (concrete pavers). The entire 2.07 acres m/l has a white vinyl fence around the perimeter of the property, except on the north side where there is a wooded fence row. There appears to be adequate drainage, the property slopes to the rear portion of the property.

PERSONAL PROPERTY: Husqvarna ST724 snow blower w/ Tecumseh 7hp engine LIKE NEW; Troy-Bilt Super Bronco CRT rear tine tiller w/B&S Powerbilt 6hp engine LIKE NEW; Husqvarna hydrostat YTH1848XP riding lawnmower w/48in deck w/ 18hp Kawasaki engine w/ 183 hours -LIKE NEW!; NICE MayTag washer/Neptune dryer (gas); Homelite gas leaf blower; NorticTrack SL710 Digital Recumbent Bike; RCA No Frost 18.2 cu.ft refrigerator/freezer; 2)Frigidaire HD commercial freezer; Marshall Valvestate 2000 amp; Valvestate 2000 AVT stage foot controller; STX1100 Chromatic auto tuner; Eurorack #MX802A low noise 8-channel microphone line mixer; AKG D790 microphone w/stand (needs cord); guitar stand; 2)Sansui floor speakers; Mission style dining room table w/6 chairs; Full size bedframe & 2)matching night stands; full size bedframe w/7dr vanity & night stand; 4 dr dresser; entertainment center; 2)upholstered rocker/recliners (blue & beige); beige upholstered loveseat; full size bedding/ matching curtains & shams; 3)white 1-way patio drapes; scalloped edge full size quilt; assort linens & twin sheets; assort men's ties; NEW XL autographed Dale Earnhart, Jr red racing jacket (never worn); KitchenAid 6-toaster oven in box; George Foreman grill; paper shredder; assort sunglasses & clip-ons; 2)Jeep Cherokee retractable cargo cover back trunk security shades; B&D 12 -cup programmable coffee maker NIB; Mr. Coffee 12-cup coffee maker; Hamilton Beach roaster oven; wood TV trays w/stand; assort pots/pans; assort glassware/utensils; Hunter humidifier plus NIB; Kenmore dehumidifier; Sony CFD-S250 digital tuner AM/ FM radio, cassette, recorder; Epson Stylus Color 880 printer; Emerson weather radio; Husqvarna Viking Platinum 770 sewing machine; Quilters Kit IV PLATNIUM SERIES NIB; multi-drawer sewing desk; Sears Kenmore portable sewing machine w/case; assort medical school books; 1978 first edition "Sew Your Own Skirts" pattern book; nice wood rocker; 2)wood stools; metal 2 drawer file cabinet; Excalibur electronic chess/checker game w/box; Polar LTD Bear Archery 39" compound bow w/ case, arrows & soft tips; 40th anniv "The shape of Cool" Lava lamp NIB; RC Muscle Machines '69 lime green Charger remote control toy car NIB; set of Prince left handed golf clubs & bag; golf bag cart; box Top-Flite XL golf balls; Hayward Power Flow LX 1.5 hp pool pump, assort NIB pool chemicals & pool supplies (pool cover, ladder, vacuum, hoses etc); assort gas cans; basketball hoop w/ quick assort weighted bottom LIKE NEW; Sharp elect calculator w/case; 3pc American Tourister luggage; antique stainless steel juicer w/crank by Victorio model 8; Shaimano salt water special FX-2802 fishing pole & Master GC76 graphite rod w/Daiwa GS-6 reel; Shaimano FX-B500 reel; fishing lures & nets; seine net: spotlight; concrete lawn ornaments; cricket box; Remington 3.25 16" elect chainsaw; NIB Ultrablade pruners; 2 wheel cart; sev plastic shelving units; 2)stools; painted bench; lg plastic planters/ flower pots; Christmas lights & décor; 2) 7ft indoor/outdoor lighted Christmas trees; NIB 60" Traditions 3D animated/210 lights doe and buck lawn ornaments; artificial Christmas tree; Stinger outdoor bug zapper; NEW 5 gal bucket white latex drywall primer; assort size brass shell casings; floor lamp; ext alum step ladder; 2)vises; assort plastic trash cans; 6ft wood step ladder; fireplace rack; shepherd's hook; HD plastic mail box; rubber vehicle floor mats; Craftsman metal tool box; assort mechanic's tools (Cornwell, Snap-On, Proto wrenches etc); elect circular saw; dollie; metal show stand; assort yard tools & more!

For Terms, Photo's, Sale Flyer & Bidders Information Packet go to: www.ucmarshall.com

Auctioneer's Note: This beautiful country estate is perfect for a growing family with amenities such as a large above ground pool, long front and back yard space, a two car garage and outdoor storage building. The house is in immaculate condition with beautiful flooring, updated appliances, large bedrooms and living area as well as a large kitchen for entertaining, spacious framed out basement, large walk-in closets and abundant cabinet space. It is MOVE-IN-READY for your family!

Announcements made at day of sale will take precedence over printed, oral, electronic statements, etc. All Items sold AS IS, WHERE IS, with no warranties expressed or implied. Auctioneer is acting only as an agent to the Seller(s) and is not responsible for any accident or liability. United Country – Auctions, Appraisals & Realty, LLC and their agents and the Seller(s) reserve the right to preclude any person or persons from actively bidding in any form if there is any question as to the person or person's credentials, behavior, suitability, etc. to participate in the bidding process. **Terms of Real Estate/Personal Property:** Cash or Check with proper ID at day of sale, Credit Cards (Mastercard, Visa, American Express, Discover) w/ a **clerical fee in the amount of 3% of the total purchase charged to the buyer for the use of credit cards.** Not responsible for any thefts or accidents.

NOTE: A wood destroying insect inspection report was not readily available in time to be included in this packet of information. The wood destroying insect inspection report will be on our website soon.

NOTE: All prospective buyers have 14 days prior to the auction for a home inspection to be conducted. The buyer will be required to sign a disclosure waiver for lead paint and a property disclosure waiver the day of the auction.

NOTE: The Auctioneer may use any dollar increment during the bidding process he feels is appropriate.

Real Estate Buyer's Premium: The buyer will pay a 6% buyers premium which will be added to the bid price to arrive at the contract price (high bid + 6% BP = Contract Price) The buyer is only required to pay 10% down, of the contract price on day of sale.

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Food and restroom will be available.

So bring a friend and enjoy your auction experience!

