



Real Estate Auction

Saturday – December 8, 2018 – 10:00 A.M.
253 West 5th Ave., Woodhull, IL.

Lloyd & Joanne Carlson have decided to offer their rental property located 1 ½ blocks west of Peterson, Wallin – Knox Funeral Home Off North Division St. (5 blocks north off Rt. 17 – watch for signs).

Open House – Saturday, Nov. 17th – 12 to 1:00 P.M.

General Description: A single story two-bedroom house built in 1924 w/1,156 sq. ft. living area, eat-in kitchen w/Roper 30" natural gas stove, Maytag refrig/freezer, lg. living room, updated bathroom in 2018, utility room off kitchen w/2017 Kenmore electric dryer & auto. washer plus ½ bath, upstairs lg. storage area, full basement w/2013 furnace & air conditioner, 2008 water heater, electrical updated, lg. unattached garage with new roof in 2011, located on a 66'X 156' lot, close to Churches, High School and Main Street restaurants. **Great starter or rental property.**

[View Property Record](#) [View Aerial](#)

Terms: 10% down cash or good check in hand the day of the sale with remainder on or before 30 days of the sale date when a Title Policy will be furnished. The owner makes no warranties or guarantees as to the condition of the premises being offered for sale. Any such sale being on an "AS IS – WHERE IS" basis. Any prospective buyer is urged to carefully inspect the property being offered. The successful buyer will be required to sign a purchase contract at the conclusion of the auction. The required form is available for inspection by contacting our Business Office, or Attorney Bruce L. Carmen – 116 N. East St., Cambridge, IL – 309.937.3339. All announcements made the day of the auction takes precedence over all prior announcements whether written or oral. For viewing of property by appointment only, call Stenzel Auction at 309.937.1444.



Stenzel Auction Service, Inc. 309.944.3808
Business Office: 135 West Center St. – Cambridge, IL. 309.937.1444
Auctioneers: Al & Jason Stenzel – Jana (Stenzel) Guinn