

REAL ESTATE AUCTION

Saturday, October 31 – 10:00 A.M.

136 Payson St. – Kewanee, IL.



To help settle the estate of the late David L. Johnson, Kewanee, IL. – Attorney: Justin M. Raver with Barash & Everett Attorneys LLC., Kewanee, IL. will offer the following at the above place and time. Call Auctioneer Al Stenzel for viewing at 309.526.8690 or Business office at 309.937.1444

A single story two-bedroom home built-in 1925 offers a 16'6"X 11'5" living room w/ French doors, 12'6"X 13'3" dining room, 10'3"X 11'5" northwest bedroom w/lg. closet, 10'3"X 11'5" southeast bedroom w/closet & entrance to attic (**all w/hardwood floors & newer windows**); full bath & hall closet; 11'7" X 11'7" kitchen w/nice cupboards, ceiling fan, Pergo floor, Lg. 17'10" X 23'9" family room (**nice newer addition**) w/closet utility room, 2 lg. closets, 11'4"X 11'7" 4 Seasons room w/baseboard heat, sliding glass door between family & 4 seasons room (**all w/newer windows**); Chimney area needs restoration; full block foundation on original part of the home, Natural gas furnace w/ central air, 2013 Richmond gas water heater; 8'X 11' open-front porch; hardwood siding; 20'X 22' attached garage; located on a 60'5"X 146'5" lot. Nice neighborhood in the Wethersfield school district. [**Click Here to View More Photos**](#)

Terms: The successful bidder will be required to enter into a standard real estate purchase contract with 10% of the purchase price due immediately following the auction payable to the Barash & Everett Attorneys, LLC Trust Account. The balance will be due and payable on or before closing (30 to 60 days from auction date). The purchase contract is available for viewing by contacting Attorney Justin M. Raver at (309) 852.5555 or by email at justin@barashlaw.com. **#2.** The 2019 real estate taxes, due in 2020 will be paid by the seller. The 2020 real estate taxes will be prorated to the date of possession. **#3.** The seller shall provide a title insurance policy in the amount of the purchase price of the subject properties. **#4.** The property is being sold in an "As Is, Where Is" condition, with no warranties of any kind. Stenzel Auction Service, Inc. serves solely as agent for the Estate and assumes no liability of any kind in connection with any property being sold. All information is believed to be accurate. However, all prospective buyers are strongly urged to thoroughly research all pertinent data to draw their own conclusions. **#5.** Any of the above terms of sale may be modified by announcements made on the day of sale. The seller has the right to accept or reject any or all offers. For information on the property contact our business office by email at info@stenzelauction.com or by phone at 309.937.1444. For viewing of property, please call Stenzel Auction.



Stenzel Auction Service, Inc. – Collectors Hall

135 West Center St. Cambridge, IL. * Auctioneers: Al, Jason & Jana Stenzel

www.stenzelauction.com * 309.937.1444