

AUCTION

9091 N IL HWY 148, Mt. Vernon, IL



August 1, 9am

618.521.7818





9091 N. IL HWY 148, Mt. Vernon, IL

ABSOLUTE AUCTION

5 Ac. with 2 BR, 1 Bath fixer upper house sitting on Hwy 148! While the house is a fixer upper, the property is beautiful and sits about 1.5 miles outside Mt. Vernon City limits. Carport, block garage/shed and red barn make this the perfect little homestead property.

Heat: Propane/Forced Air

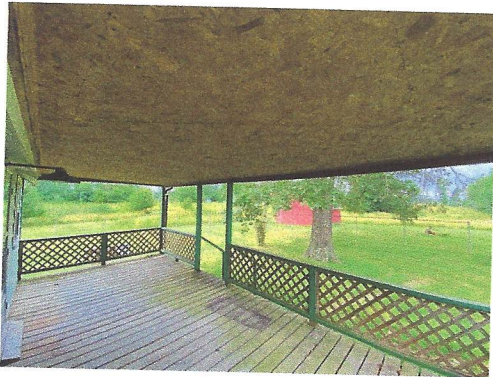
Air Conditioning: Central

Year Built: 1942

Wood floors

Back Porch

Lots of Potential!



See reverse side for terms & conditions.

KimDuncanRealEstate.com



618-521-7818

Kim Duncan

Managing Broker/Auctioneer/Owner

QUICK FACTS:

9091 N IL HWY 148, Mt. Vernon, IL

Year Built: 1942

Sq. Ft. 824

Heat: Propane/Forced Air

Air: Central

Water: Waltonville

Septic: Aerator

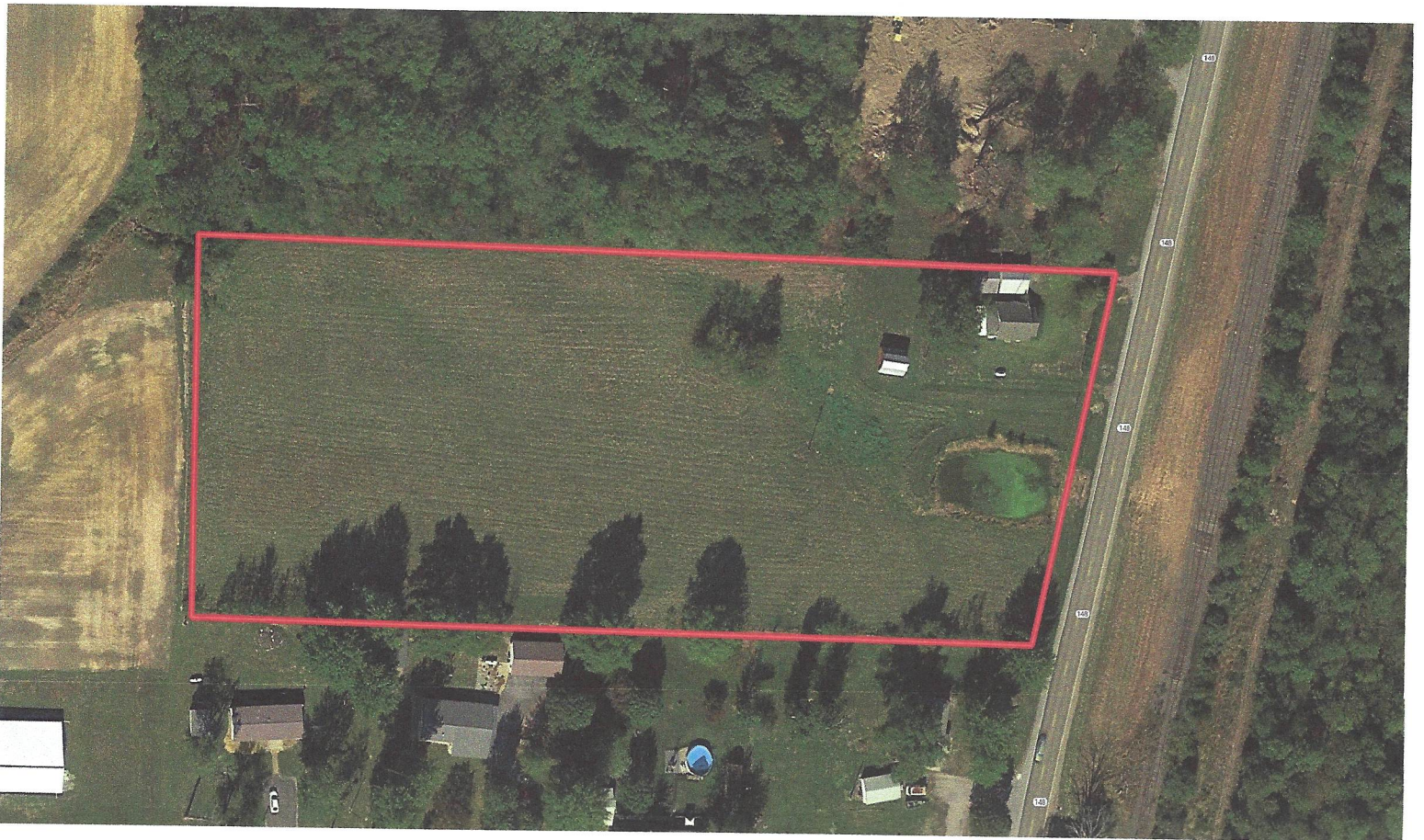
Insulation: Little to none

Outbuilding 1: 20 x 20

Block building/garage: 18 x 20

Carport: 20 x 24

Taxes: \$430** This is with 3 exemptions. See tax bill



AUCTION TERMS

9091 N HWY 148, Mt. Vernon, IL

Sale Method: Property to be offered at absolute auction

Survey: No survey is provided

Possession: At closing

Taxes: Prorated to date of closing

Financing: Sale is NOT contingent on financing. Make arrangements prior to bidding. THIS MEANS ALL INSPECTIONS, APPRAISALS OR ANYTHING ELSE LENDER REQUIRES MUST BE DONE PRIOR TO BIDDING. ONCE PROPERTY IS SOLD, WINNING BIDDER IS EXPECTED TO FOLLOW THROUGH OR LOSE EARNED MONEY. PLEASE BID ACCORDINGLY.

Registration: In order to bid, potential bidders must provide bank letter of guarantee or verification of funds, positive identification and read, agree and sign the terms of auction. Online bidders must register no later than 1 week prior to auction. Additional terms may apply for online bidders. Contact auction company for details.

Buyer's premium: A 10% buyer's premium will be added to high bid to become total contract price. 10.5% for online bidders

Earnest Money and Purchase agreement: Immediately following the close of bidding, the approved high bidder will deposit with Kim Duncan auction & Realty, \$1,000 earnest money and sign a purchase agreement with the seller. Balance due at closing no later than 45 days after signing of contract. In the event of default by the buyer, earnest money will NOT be refunded.

Conditions and Easements: Sale is subject to all easements, covenants and restrictions on record.

Kim Duncan Auction & Realty and Kim Duncan Auctioneer are agents for the Seller only.

Disclaimer and Absence of Warranties

All information contained herein and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statement made. The property is being sold As-Is Where-Is and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information provided is believed to be accurate and true, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the auction company or its agents. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, etc. All decisions of the auctioneer are final and all announcements made day of sale by the auctioneer take precedence over printed material or spoken information made prior to sale.

ALL REAL ESTATE AUCTIONS CONDUCTED BY KIM DUNCAN AUCTION & REALTY ARE VIDEO RECORDED BEFORE, DURING AND AFTER AUCTION. BY ATTENDING, YOU AGREE TO THESE TERMS.

Auctioneer and seller reserve the right to cancel this auction prior to auction start time if deemed necessary

DUE DATE 09/05/19	PAY TO: BOB WATT COUNTY COLLECTOR 100 SOUTH 10TH STREET, RM 100 MT VERNON, IL 62864	DUE DATE 11/05/19	TOTAL TAX 429.80	PAY TO: BOB WATT COUNTY COLLECTOR 100 SOUTH 10TH STREET, RM MT VERNON, IL 62864
----------------------	--	----------------------	----------------------------	--



INDEX # 10-14-476-004	1st 2018 INSTALLMENT		INDEX # 10-14-476-004	2nd 2018 INSTALLMENT	
BACK TAX	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH		INDEMNITY	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH	
INTEREST	214.90		INTEREST	214.90	
	AMOUNT COLLECTED		COSTS	AMOUNT COLLECTED	

1 10-14-476-004 5062
MAJORS, LEILIA REVOC LIV TRUST

PO BOX 1702
MT VERNON IL 62864

2 10-14-476-004 5062
MAJORS, LEILIA REVOC LIV TRUST

PO BOX 1702
MT VERNON IL 62864

DETACH AND SEND THIS COUPON WITH YOUR FIRST PAYMENT

DETACH AND SEND THIS COUPON WITH YOUR SECOND PAYMENT

BOB WATT - JEFFERSON COUNTY COLLECTOR

OFFICE HOURS 8:00 AM-4:30 PM
MONDAY-FRIDAY PHONE 618-244-8010

TIF EAV	PAY 2018 2019	INDEX NUMBER 10-14-476-004	CLASS CODE 0011	TAXES FOR REAL ESTATE TAX BILL	TAX CODE 50234		
1977 EQUALIZED 2,990	TAXING BODY		CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE 16,180	JEFFERSON COUNTY		0.699300	9.61%	41.34	-35.98	14.76
PRIOR YEAR TAX 808.34	MCCLELLAN TOWNSHIP		0.304640	4.19%	18.02	-15.68	
FAIR CASH VALUE 49,905	MCCLELLAN ROAD		0.251370	3.45%	14.86	-12.96	
ACRES OF LAND	MCCLELLAN COMM E12		2.114950	29.09%	125.04	-111.12	2.14
	MT VERNON HI H201		2.599770	35.76%	153.70	-134.06	7.07
	REND LAKE CO JC521		0.647760	8.91%	38.30	-34.84	0.87
	REND LAKE CONS DIS		0.053310	0.73%	3.16	-2.80	0.40
	JEFFERSON FIRE DIS		0.401580	5.52%	23.74	-20.88	5.58
	C E BREHM MEM LIBR		0.196980	2.70%	11.64	-10.22	1.48
ACRES OF FARMLAND 5.00							
LAND VALUE 3,490							
+ BUILD. AND IMPROV. 12,690							
- HOME IMP/ENTERPRISE							
= TOTAL VALUE 16,180							
X MULTIPLIER 1.0281							

If you have questions regarding the following please call:

Name/address change/assessments

Supervisor of Assessments 618-244-8016 ext #7

Lost bill/payment information

County Collector/Treasurer 618-244-8010

Tax rates/redemptions

County Clerk 618-244-8020 ext #3

*To pay online: Go To - jeffersoncountyillinois.com **PREPAY CUSTOMERS PAY IN OFFICE OR CALL 618-244-8010

- HOMESTEAD 5,000	1ST DUE DATE 09/05/19	2ND DUE DATE 11/05/19
- DISABLED/VETERANS	1ST INSTALLMENT 214.90	2ND INSTALLMENT 214.90
- RETURNING VETERANS	INTEREST	COSTS
+ FARMLAND 555	FIRST INSTALLMENT PAID 08/19/19	SECOND INSTALLMENT PAID 08/19/19
+ FARM BUILDINGS 177		
= NET TAXABLE 5,912		
X RATE 7.269660		
= CURRENT TAX 429.80		
+ BACKTAX		
= TOTAL TAX 429.80	AMOUNT COLLECTED 214.90	AMOUNT COLLECTED 214.90

BILLING ADDRESS MAJORS, LEILIA REVOC LIV TRUST PO BOX 1702 MT VERNON IL 62864
PROPERTY ADDRESS 9091 N IL HWY 148 MT VERNON IL 62864
OWNER'S NAME MAJORS, LEILIA REVOC LIV TRUST
LEGAL DESCRIPTION 3S 2E S SD SE SE
Book _____ Page _____ Date / /



ILLINOIS REALTORS® NOTICE OF NO AGENCY RELATIONSHIP



Name of Licensee: Kimberly Duncan
Name of Sponsoring Brokerage Company: Kim Duncan Auction & Realty
Property Address: 9091 N IL HWY 148

NOTICE OF NO AGENCY RELATIONSHIP
(Check here if you represent either seller or buyer)

Thank you for giving Licensee the opportunity to (Insert description of work, i.e. showing property of a FSBO)
Showing the property, taking your bid, completing contract

in regard to the above mentioned property.

Licensee's Sponsoring Broker has previously entered into an agreement with a client to provide certain real estate brokerage services through Licensee who acts as that client's designated agent. As a result, Licensee will not be acting as your agent.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.


Licensee's Signature

Date 6/15/2020

Print Customer's Name (OPTIONAL)	
_____	Date _____
Customer Signature (OPTIONAL)	

Print Customer's Name (OPTIONAL)	
_____	Date _____
Customer Signature (OPTIONAL)	