

# Real Estate & Contents

# AUCTION

**THURSDAY EVENING AUCTION**

**SEPTEMBER 12, 2024**

**RAIN or SHINE**

**STARTING with contents of home @ 5:00 PM  
175 E. KROSS STREET • LELAND, IL 60531**

**ITEM OF SPECIAL INTEREST is a 2004 Mitsubishi Eclipse GS 2 door Hatchback, moon roof, one owner 21,000 original miles, new tires — could not find a scratch on this vehicle.**



**THE PROPERTY** being offered is a residential lot improved with a single family three-bedroom ranch style home. The house features two full fixtured bathrooms, large living room, eat in kitchen, oversized two car garage, rear access to deck, large back yard with stone fire pit. Other amenities included is a Wood constructed yard shed, central air conditioning, gas forced air furnace, hot water heater. The basement of the home is unfinished, poured walls, concrete driveway. Appliances included refrigerator, washer / dryer, gas stove. The property has been very well maintained, City services, mature landscaping. Walking distance to school. Quiet neighborhood.

**HOME IS MOVE IN CONDITION  
The auction of the property will start @ 5:30 pm.**

**Home is open for your inspection by appointment. Contact auctioneer herein listed, or on sale day the home will be opened at 1:00 pm.**



**TERMS OF REAL ESTATE: \$10,000.00 down** day of sale with balance at closing **on or before October 23rd, 2024.** Possession will be given upon closing. The closing shall be in the usual manner. Title commitment and agreement to purchase contract will be available for inspection on sale day. Prospective buyers should have any necessary financing arranged prior to sale day. **NO CONTINGENCIES.** The property will be sold in "as is" condition without warranties expressed or implied. Sellers reserve the right to accept or reject any or all bids. Announcements made day of sale shall supersede advertising. A survey will be provided to the successful bidder prior to closing.

**Inspection of the home by appointment only. Contact the auctioneer herein listed.**



**CONTENTS** of the home include an exceptional line of quality well-kept and brand name power tools, hand & long handle, tools, which include precision tools, Snap On wrenches & other, 2 pc Mac tool box with side cabinet, air compressor, Lawn chief riding garden tractor, push mowers, yard and garden tools, Top flite 2 stage snow blower, Reddy heater, like new, Guardian HD 5Sp Drill press, Lincoln Variable AC 225-s welder, like new. Newer fiberglass ladders, floor Jac, pipe benders, Furniture includes gun cabinet, living room tables, framed pictures & Prints, milk can w/ brass tag, many other items to numerous to mention !!! hope to see you there.



**TERMS ON CONTENTS:** Cash, good check, Credit or Debit cards. Must have proper photo Id to register. No property removed until settled for. Not responsible for items or accidents. **NO BUYERS PREMIUM.** LIVE AUCTION ONLY. Must be present to bid.

**DANIEL R. AUL • ESTATE**



**ATTORNEY for the SELLER John Vickers 815-434-2000 Ottawa, IL**

**EXECUTOR Charles Aul**

**AUCTIONEER Chris Wegener 815-451-2820 Sandwich, IL**

**Refreshments**

**Comfort Stations**

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