

Real Estate & Personal Property Estate Auction

Thurs, Sept. 16, 2010 @ 5:00 PM

6518 Anglin Rd. / Paris, IL

Selling for the Estate of Ralph Pantle

Real Estate located 1/4 mile east of Grandview, IL

Maintained older home on large 1/2 acre lot in peaceful rural setting. The home features 3 bedrooms, 1 bath, +/- 1/2 ACRE LOT. Furniture, Collectibles, Big Little Books, Household, Tools, Tractor: Massey Ferguson 1080 & Much More!

Real Estate is selling @ 5:00 PM

Maintained older 1500 sq. ft. 1 1/2 story home on large 1/2 acre lot in peaceful rural setting. The home features 3 bedrooms, 1 bath, eat-in kitchen, living room, and large storage attic which could easily become living space. Heat and central air were refurbished in 2008, and new roof installed in 2008. Home is on Clark-Edgar water, Ameren CIPS gas, and EngerStar electricity. It has blown insulation and some new windows.



There is a cinder block 1-car detached garage and a mini orchard with strawberries, peach, walnut, and cherry trees, a grape arbor and asparagus bed. Some may wish cosmetic upgrades; otherwise move-in ready. If you are looking for the quiet life in the country with plenty of elbow room, you need to have a look at this home.

Contact Auctioneers for any questions or private showing

Legal Description: Lot 2 Ex S 220' CCSD SW SE. .66 Acres Paris, IL Edgar Co.

Parcel Number: 06-17-27-400-015

Real Estate Taxes: \$900.00 with no exemptions

Lot Size: +/- .500 Acres

House Size: Approximately 1500 sq. ft.

Real Estate Terms: The Buyer is required to pay \$2,000.00 down, of the contract price, day of sale. Balance due at closing within 30 days. Real estate taxes will be pro-rated to day of closing. Merchantable title will be furnished. All information contained in this brochure was gathered from reliable sources but is not guaranteed. Property sold in its existing condition with no warranty of any nature expressed or implied. Please make your inspections before day of auction and you must have your financing arranged before day of auction. Announcements made immediately preceding this auction take precedence over information received from this or any other source. Auctioneers are acting as agents for the seller.

Note: This home was built before 1978 and all prospective buyers have 10 days prior to auction for inspection of lead based paint and buyer must sign a waiver day of auction.

**Seller: Charles & Chris Pantle
Asher & Smith Law Offices
Ph. 217-465-6444**

HALLS AUCTION CO. & REAL ESTATE

Scott Hall-Auctioneer - IL #441000469 Paris, IL
Bill Beck-Auctioneer - IL #440000025 Edinburg, IL
Cara S. Hall - Real Estate Broker
Ph. 217-463-HALL (4255) OR 217-213-7010 (cell)
e-mail: info@hallsauctioncompany.com

www.hallsauctioncompany.com