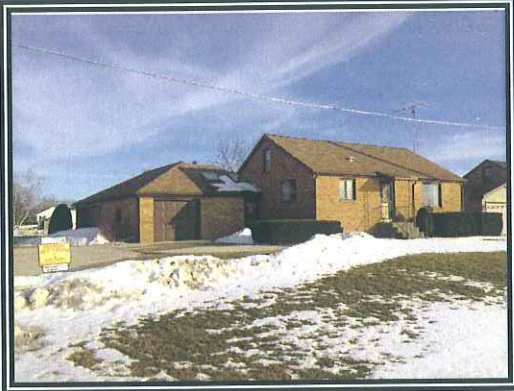


MUNDA AUCTIONS



1235 S. Adams, Freeport, Illinois 61032 / Telephone (815) 232-8813 / Fax (815) 232-1554 / E-Mail: munda1@aeroinc.net / Web Site www.mundauctions.com

"ABSOLUTE" REAL ESTATE AUCTION! SATURDAY, MARCH 3RD AT 1 PM 1045 ILLINOIS ROUTE 75 NORTH, FREEPORT, IL 61032



This family built, owned & occupied home will be sold at "Absolute" Auction to the highest bidder on the day of sale without reserve or minimum selling price! Offering almost 1,200 Sq. feet of living area featuring 5 rooms, 2 Br's, 2 bathrooms, full basement & an attached three car garage. This home offers very spacious rooms, family room with wood burning fireplace, main floor laundry, concrete patio & will come furnished with stove, refrigerator & dishwasher. Please call the office at 815-232-8813 for info or a private showing.

**OPEN FOR INSPECTION SUNDAY, FEBRUARY 19TH & 26TH FROM 1-3 PM OR
PLEASE CALL OFFICE FOR A PRIVATE SHOWING OR MORE INFORMATION**

PIN #.....07-14-22-353-002	Kitchen.....11.6' x 11'	Floors.....Carpet, Ceramic Tile & Vinyl
Style.....Ranch	Bedroom.....11.3' x 13'	Water.....Well
Year Built.....1953	Bedroom.....10.10' x 13'	Sewer.....Septic
Assessment.....\$33,895	Bathroom.....4.8' x 9 10'	Roof.....Composition Shingle
Taxes.....\$404.70	Main Floor Laundry/.75 Bath..8.5' x 10'	Basement.....Full
Lot Size.....75' x 175'		Electric.....Circuit Breakers
Total Rooms.....5	Details	Hot Water.....Richmond 40 Gallon Gas
Total Bedrooms.....2	Heat.....Trane High Efficiency XL90	Garage.....Three Car Attached
Total Baths Main Level.....2	Furnace Humidifier.....Honeywell Elite	Garage Door Openers.....Yes
Square Foot Living Area.....1,175	Air Conditioning.....Bard Central	Driveway.....Concrete
Approximate Room Sizes	Wood Burning Fireplace.....Yes	School.....Freeport
Living Room.....23' x 13'	Foundation.....Concrete	
Family Room.....18.4' x 12'	Exterior.....Brick	
	Windows.....SPDH	

TERMS: SUCCESSFUL BIDDER IS REQUIRED TO DEPOSIT A NON-REFUNDABLE \$2,000 DOWN PAYMENT ON DAY OF SALE WITH BALANCE DUE UPON DELIVERY OF A GOOD AND MERCHANTABLE TITLE WITHIN 30 DAYS. MOST SALES CAN BE MADE SUBJECT TO A MORTGAGE LOAN APPRAISAL. TAXES WILL BE PRORATED TO THE DAY OF CLOSING. INFORMATION LISTED IS BELIEVED ACCURATE, BUT NOT WARRANTED. PERSPECTIVE PURCHASER SHOULD RELY ON THEIR OWN INFORMATION GATHERED THROUGH INVESTIGATION AND INSPECTION OF PROPERTY. PROPERTY SOLD "AS IS, WHERE IS," BUYER WILL WAIVE OPPORTUNITY TO CONDUCT A RISK INSPECTION FOR PRESENCE OF LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD UNLESS INSPECTION IS COMPLETED PRIOR TO AUCTION.

AUCTIONEERS: Douglas F. Munda # 040000592 & Roland R. Munda # 040000591

MUNDA AUCTION LICENSE # 044000166