

MUNDA AUCTIONS



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REAL ESTATE AUCTION! SATURDAY, FEBRUARY 25TH AT 9 AM 2001 WINCHESTER, FREEPORT, IL 61032



This spacious & beautiful family owned home will be sold at Auction! Offering almost 2,500 Sq. Ft. of finished area with a total of 9 rooms, 3/4 Br's including master Br w/master bath, full basement with finished Rec room/bar, additional room that could be 4TH Br and a .5 bath. Just a few of the features include attached 2-car garage, whole house attic fan, sliding glass patio doors off the family room & master Br to the deck and it will come complete with newer stove/refrigerator and a new dishwasher. Basement has a large laundry/mechanics room with built-in shelving & workbench, back yard is large & has 9' x 10' storage shed on concrete! Please call office for more info or a private showing!

**OPEN FOR INSPECTION SUNDAY, FEBRUARY 12TH & 19TH FROM 1-3 PM OR
PLEASE CALL OFFICE FOR A PRIVATE SHOWING OR MORE INFORMATION**

PIN #.....18-13-26-455-004	Dinning Room.....15.3' x 11'	Exterior.....Vinyl & Brick
Style.....Ranch	Master Bedroom.....12.10' x 15.5'	Windows.....SPDH
Year Built.....1983	Bedroom.....14.3' x 10.10'	Floors.....Carpet & Vinyl
Assessment.....\$42,902	Bedroom.....14.3' x 10.10'	Water.....City
Taxes.....\$3,993.62	Master Bedroom Full Bath.....6' x 9'	Sewer.....City
Lot Size.....80' x 130'	Main Level Bathroom.....7.4' x 8.2'	Roof.....Composition Shingle
Total Rooms Main Level.....7	Lower Level Rec Rm w/Bar..12.10' x 33'	Basement.....Full
Total Bedrooms Main Level.....3	Lower Level Rm or Br.....14.9' x 17.8'	Electric.....100 Amp Circuit Breakers
Total Full Baths Main Level.....2	Lower Level ½ Bath.....4.11' x 4.11'	Hot Water.....Newer 40 Gallon Gas
Sq. Ft. Living Area Main Level...1,690		Water softener.....Newer Whirlpool
Basement Finish.....2 Rooms & .5 Bath	Details	Garage.....Two Car Attached
Approximately 800 Sq. Feet	Heat.....Lennox Elite GFWA	Garage Door Opener.....Yes
Approximate Room Sizes	Space-Gard Air Cleaner.....Yes	Driveway.....Gravel & Concrete
Living Room.....13.3' x 19.1'	Aprilaire.....Yes	School.....Freeport
Family Room.....16' x 19.1	Air Conditioning...Hi-Efficiency Carrier	Gutters & Downs.....Newer
Kitchen.....11.5 x 12'	Foundation.....Concrete	

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