

REAL ESTATE AUCTION

Wednesday, July 28, 2021 @ 7:00 pm



5203 Dixon Dr., Godfrey, IL

Open House 1 Hour Prior to Auction



Bill Scaturro
(618) 344-3545



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DESCRIPTION

Nice home in the established River Aire subdivision ~ Full brick and stone ~ 3 Bedroom ~ 1 Bathroom ~ Eat-in kitchen ~ Large living room with custom plaster ceiling ~ Oak hardwood floors ~ Plaster walls throughout ~ Full finished basement with 1/2 Bathroom, fireplace, and built-in custom bar ~ Utility room with washer and dryer ~ One car attached finished garage ~ Large covered back porch ~ Attic space for storage ~ New Bryant HVAC ~ Extra parking ~ Built 1958 ~ 1,242 sq ft ~ 2019 Real Estate Taxes \$2,045 ~ Lot size 92x163.1 IRR ~ Parcel #24-2-01-28-03-307-015

AUCTION TERMS

Winning bidder will enter into a written contract to purchase, and will place \$1,000.00 down for deposit to be held in escrow with the balance due 30 days from auction date. A 6% buyers premium will be added to the final bid price as a buyers expense on the property. Earnest money and buyers premium are non-refundable and due the day of sale. Property sold as-is. All information is presented in good faith. All inspections, surveying, due diligence are the sole responsibility of the buyer. The property sells with no contingencies. *All Sales Final.*

AUCTIONEER'S NOTE

Well built home in established neighborhood.