

# REAL ESTATE AUCTION

## Robert & Marilyn James Estate

### Saturday, January 30, 2021 @ 11:00 am



**710 South 10th Street, Keithsburg, IL**  
**Open House 1 Hour Prior to Auction**



**Bill Scaturro**  
 (618) 344-3545



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#### DESCRIPTION

Permanent or Vacation Home  
 Along the river sandy banks and  
 located in Keith's Landing  
 4 Bedroom / 2 Bathroom  
 Eat-in Kitchen  
 Central Air  
 Newer windows  
 Nice size yard

Real Estate Taxes \$1,240.00  
 Lot size 95" x 112"  
 Parcel #13-13-26-146-005

Mercer County is located along U.S. Highway 67 and State Highways 17 and 94 in the U.S. state of Illinois. The Mississippi River is located along the western border of Mercer County and is part of the Yellowbanks Territory, named by the Sauk and Fox Indians because of the yellow, sandy soil along the riverbank. Named after Revolutionary War hero General Hugh Mercer.

#### 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 \$2500.00 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

Location ~ Location~ Location  
 Extensive water damage and needs a complete rehab. Home will be sold to the highest bidder and bid must be approved by the Healthcare Facility.