

VIRTUAL LIVE ONLINE • NO-RESERVE



CARTHAGE, IL REAL ESTATE AUCTION

ONLINE BIDDING POWERED BY: **proxibid**

**233' WIDE X 239' DEEP
VACANT LOT**

SATURDAY, DECEMBER 11, 2021 AT 10:00 AM

GENERAL INFORMATION: No reserve real estate auction of a vacant 233' wide x 239' deep Carthage, IL lot located at 131 West Wabash Ave., Carthage, IL.

Please note: This is the third and final phase of the Janet H. Nicholas Estate auctions. The Nicholas home has now been demolished and removed from the property. Make plans to check out this large shaded Carthage, IL lot that is located in a great neighborhood. City water and sewer is available.

THE FORMER NICHOLAS HOME AND FOUNDATION HAS BEEN REMOVED FROM THE PROPERTY.

METHOD & TERMS: The real estate will be sold for a lump sum, total dollar amount.

Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before Thursday, January 13, 2022. The seller will provide title insurance in the full amount of the purchase price and pay the 2021 real estate taxes, due and payable in 2022. Full possession will be given at the time of closing.

Bidding is NOT subject to the following contingencies, including but not limited to financing, an appraisal or inspection of the property.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Sullivan Auctioneers, LLC pertaining to this property. Real estate is being sold "AS IS".



JANET H. NICHOLAS ESTATE

EDWARD J. OWEN - INDEPENDENT ADMINISTRATOR

REPRESENTING ATTORNEY:

Thomas F. Hartzell • Tucker, Hartzell & Bryant

608 Wabash Ave., Carthage IL 62321 • (217) 357-3121