

MERCER COUNTY, ILLINOIS REAL ESTATE AUCTION

LIVE ONSITE AUCTION WITH ONLINE BIDDING!

FRI. EVE., MAY 31 @ 3:00 P.M. (REAL ESTATE SELLS FIRST) | 414 NE 7TH AVE - ALEDO, IL
SAT., JUNE 1 @ 9:00 A.M. | MERCER COUNTY FAIRGROUNDS | 848 170TH ST (SW 12TH AVE) - ALEDO, IL

LOCATION:
414 NE 7TH AVENUE
ALEDO, IL 61231



JERRY NOBLE

REPRESENTING ATTORNEY: KARL BREDBERG | KATZ NOWINSKI, P.C.
PO BOX 208 | 2020 SE 3RD ST. | ALEDO, IL 61231-0208 | (309) 582-5327



AUCTION REP:
DALE JONES
(309) 299-6400

MERIT AUCTIONS

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*Auction to be conducted as a live
on-site auction with online bidding.*

*Please call auction company for
assistance.*

(833) 273-9300

ONLINE BIDDING
PROVIDED BY: **proxibid.**

GENERAL INFORMATION

The Noble home is located at 414 NE 7th Ave., Aledo, IL, Mercer County, IL. This is a nice 2 story brick home on a large lot in the city limits of Aledo, IL. Loaded with character, this home sits on a lot that is nearly one acre. The property also includes a 2-car detached garage and a very nice, modern 2 story barn style shed with concrete floor, a heated lower area and full-width lean-to with a concrete floor. This fantastic home is loaded with potential for your updates and decorating.

- ▶ **2-STORY BRICK HOME!**
- ▶ **2-CAR DETACHED GARAGE!**
- ▶ **2-STORY BARN STYLE SHED W/
CONCRETE FLOOR & RESTROOM!**



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METHOD & TERMS

The real estate will sell for a lump-sum, total dollar amount.

Bidding is NOT subject to any contingencies, including but not limited to financing, appraisal, or inspection.

Immediately following the auction, the successful buyer(s) will be required to enter into a written Real Estate Sales Contract with the seller and pay \$10,000 as a non-refundable down payment. The balance of the bid price will be due at the time of closing, on or before Wednesday, July 3rd, 2024.

The seller will provide title insurance in the full amount of the purchase price. Seller will pay the 2023 real estate taxes. The 2024 real estate taxes will be prorated to the date of closing. Buyer to pay the 2025 and all subsequent taxes. Possession will be given at the time of closing.

The real estate sells as-is. Buyers are assumed to have conducted their own inspections and due-diligence prior to bidding on the real estate.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.

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▶ MERCER COUNTY,
IL REAL ESTATE
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▶ FRIDAY EVENING,
MAY 31, 2024
@ 3:00 PM ^{CST}

▶ SATURDAY,
JUNE 1, 2024
@ 9:00 AM ^{CST}

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