

**AUCTION**  
**SATURDAY, SEP. 21, 2019 • 10 A.M.**  
**RESIDENTIAL REAL ESTATE (TO SELL 11:30 AM)**  
**TO SELL ON PREMISES AT 370 E. PRAIRIE, WAVERLY, IL**



**Residence:** One story with finished attic, 2 bedrooms, bath, living room, eat-in kitchen, full basement, enclosed breezeway to one-car garage, forced hot air with central air, all city utilities, 990 square feet of gross living area. Aluminum siding, soffit, gutters, and asphalt roof.

*Open for viewing on Tuesday, September 3  
from 5 to 6:30 p.m.*

**Household:** 2-Piece Bedroom Set, 3-Old Wooden Chairs, Small Sewing Cabinet, Knee Hole Desk, Wooden End Table, Living Room Chairs, Wooden Magazine Rack, Lamps, Glassware, Small Kitchen Appliances, Older Kitchen Items, Meat Grinders, Ice Bucket, Coffee Pots Green Kitchen Scale, Older Glass Refrigerator Dishes, Normal Dishes, Cups, Glasses, Etc. Older Pots And Pans, Earthenware Crocks, Old Tupperware, Electric Fan, Singer Sewing Machine, Selection Of Old Cake Making Items, Pans, Decorating Items, Cookie Cutters, Cake & Pie Carriers, Cake Stands, Cruets, Pyrex Dishes, Knick Knacks **Collectables:** Waverly Items, Advertisement, Pens, Pencils, Fans Etc Green Mason Jars, Old Kitchen Tins, Old Cigar Boxes, Several Dollies Item, Old Ash Trays, Cookbooks, 2 Old Pickle Jars 10"x24" Marble Slab, Old Walking Canes, Brass Items, Vintage Neck Ties, Old Tin Childs Kitchen Set With Dishes, Old Coffee Grinder, Guardian Service Ware, Selection Of Tin-Aluminum Tea Pots, Kraut Cutter, Old Cookie Jars, Large Old Wooden Radio Cabinet, Old Christmas Items, 2-Wooden Dressers, Three Drawers, Old Games, Wooden Wash-Stand, Wooden Pie Safe Cabinet, Small Sewing Rocker, Old Gas Stove, Cast Iron Skillets, Kettle **Tools:** Aluminum Ware Hammer, Old Small Hand Tools, Oil Heaters, JD Rear Engine Lawn Mower, Old Oil Cans, Selection of Old Hand Tool, Hand Wood Planes, single Wash Tub on Stand Selection Of Old Wooden Boxes. Other Items Too Numerous to List. Pictures available at auctionzip.com #23795, topauctions24-7.com or contact auctioneer.

**TERMS OF PERSONAL PROPERTY - CASH.** Buyer number issued, and check accepted upon presentation of photo identification. Pictures at auctionzip.com #23795, topauctions24-7.com or contact auctioneer.

**SELLER: Maxine F. Keltner**

**Maxine has moved to assisted living.**

**RAHE APPRAISAL & AUCTIONEER**

**Kenneth Rahe 217-473-4095**

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**SALE TERMS:** Upon conclusion of auction Seller and Buyer shall execute a purchase agreement with Buyer to pay Ten (10) percent of final bid as down payment. Balance payable on or before October 21, 2019. Possession given upon final settlement. Seller will convey by Warranty Deed and furnish Title Insurance for amount of purchase price. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. **TAXES:** 2018 taxes due in 2019 to be paid by Seller. 2019 taxes due in 2020 to be prorated to date of closing. Seller's portion to be paid as a credit against the purchase price.

**PROPERTY SELLING "AS IS"** without representation or warranty, expressed or implied.

**BRIEF LEGAL DESCRIPTION:** City of Waverly Salters Addition 80' x 197' Mid pt Lt 137, Morgan County, Illinois.

**REAL ESTATE TAXES:**  
2018 payable in 2019  
\$21.68 w/3 exemptions

Information contained herein was obtained from private and public sources and is subject to individual verification. No liability for its inaccuracy, errors or omissions is assumed by the Seller or their agents.