

REAL ESTATE AUCTION

609 East Colden Street

Polo, IL 61064

Saturday, February 9th, 2019 at 1:00 P.M.



Nice Home close proximity to Polo schools.

Lot Size 78' Wide X 140' Deep.

House has kitchen, dining room, living room an full bath 3 bedrooms with close in back porch. Nice size yard.

Stove stays with property.

City Sewer & Water. 100 AMP breaker.

Natural Gas heat, heater 3 years old.

1-car garage with opener.

2017 Tax Information:

Tax ID #: 14-16-282-004 \$ 1,453.54

Residential / Buffalo Township

Polo School District / Polo Fire District

OWNER MOVING TO RETIREMENT HOME

Terms and conditions

The property is sold as is, where is. Owner will guarantee a clear title. Successful buyer required to put 10% down and enter into a purchase agreement day of auction; balance of purchase price due at closing on or before March 8th, 2019. The 2018 taxes that are due in 2019 will be prorated at closing. All subsequent taxes will be buyer's responsibility. This printed information is believed to be correct, but all buyers should research the property and make their own conclusions. Owner has right to accept or reject any or all bids. All announcements made the day of the sale take precedence over all printed materials.

**Jean Lawton, Owner
Steve Venhuizen, POA**

Tom Suits, Attorney

For Information or to view property contact:

Lenny Bryson-Auctioneer

Office) 815-946-4120

View photos & information view on-line at www.lennybrysonauctioneer.com

