

REAL ESTATE AT AUCTION
615 W Butler St, Olney, IL
Tuesday – November 30 – 5PM

OPEN HOUSE Tuesday, Nov 16 from 3pm to 5pm. Real Estate is subject to sell prior to auction. To view property prior to auction contact our office at 618-546-1550. Auction sale subject to seller's confirmation.

Property Type	Residential
Sq Footage	+/- 2817
# Of Floors	1.5
Exterior	Vinyl
Roof	Shingle
Bedrooms	3
Baths	1 Full, 2 Half
Foundation	Block
Basement	Partial Unfinished
Lot Size	+/- .33 Acres
Garage	None
Heat	FA
A/C	CA (2 units)
Approx. Age	± 1926
Water	City
Sewer	City
School Dist.	Richland County
Tax I.D.	06-34-312-032
Taxes (Yr)	\$1773.26 (2020)



Additional comments:

Unique, historic home. Large Fam/Ent Room w/sunken floor & 8'W x 4'T fireplace. Spacious green house, oversized bedrooms and built in storage throughout the home. (\$500 commission to real estate company with buyer)

Living Room	15 x 12
Kitchen	11.6 x 14.6
Bedroom	10 x 12
Bedroom	15 x 11
Bedroom	14 x 10.8
Full Bathroom	10.8 x 7.6

Dining Room	15 x 15
Breakfast Nook	12 x 11
Laundry Room	10.6 x 13
Computer Room	11.6 x 8
Sun Room	21 x 12
Family/Ent Room	30 x 29.6

Seller: Patricia Landis/Terrence Slade, Attorney-in-Fact

TERMS: \$500 DUE DAY OF AUCTION-CASH AND/OR CHECK WITH PROPER ID. REAL ESTATE TAXES WILL BE PRO-RATED TO DATE OF CLOSING. POSSESSION WILL BE ON DATE OF CLOSING. ESTIMATED CLOSING TIME ON OR BEFORE 30 DAYS FROM AUCTION. HAVE PRE-QUALIFIED LETTER FROM LENDER IF FINANCING NEEDED & ALL INSPECTIONS DONE PRIOR TO AUCTION.

1st Class Realty, Auctions & Appraisals
1stclassrealtyinc.com & www.auctionzip.com
BOB & DUNCAN FISCUS - AUCTIONEERS
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