



Moline, Illinois

REAL ESTATE AUCTION



SATURDAY

March 30, 2024

10:00 A.M.

AUCTION LOCATION:

**2716 - 11th Avenue C,
Moline, Illinois**

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LIVE AUCTION | NO INTERNET BIDDING

On behalf of the **Thomas B. Johnston Estate | Moline, IL** | Administrator for Estate **Attorney Mary Ann Brown** of Nash Bean Ford & Brown, LLP | Geneseo, IL, the above mentioned property will be up for auction at the listed time and place.

Located off of Avenue of the Cities and then 27th Street, this is a 2-bedroom stucco exterior ranch home with a detached garage being sold in "As Is" condition. It offers an eat-in kitchen, living room with fireplace and built in bookshelves, office and 1 bathroom. There is a walk-up attic, full basement and most windows have been replaced. This home is in need of a lot of TLC and would be perfect for the rehabber or do-it-yourselfer! A great starter home!

Terms & Conditions: #1. The successful bidder will be required to enter into a binding real estate purchase contract with 10% of the purchase price due at the conclusion of the auction payable to Nash Bean Ford & Brown, LLP Trust Account. The balance will be due and payable on or before closing (30 to 60 days from contract date). #2. The 2023 real estate taxes will be paid by seller. The 2024 real estate taxes due in 2025 will be prorated to the date of possession. #3. The seller shall provide a title insurance policy in the amount of the purchase price of the subject property. #4. The entire property is being sold in an "As Is" condition, with no warranties of any kind. Stenzel Auction Service, Inc. serves solely as agent for the Seller and assumes no liability of any kind in connection with any property being sold. All information is believed to be accurate. However, all prospective buyers are strongly urged to thoroughly research all pertinent data to draw their own conclusions. #5. Any of the above terms of sale may be modified by announcements made the day of the auction. Seller reserves the right to accept or reject any and all offers. For information or to view the property contact our business office by email at info@stenzelauction.com or by phone at 309.937.1444.

CONTACT STENZEL AUCTION FOR VIEWING OF THE PROPERTY & PHONE BIDDING 309.937.1444

www.StenzelAuction.com



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