

REAL ESTATE AUCTION

317 S. High Street – Lanark, Illinois 61046
TUESDAY, JUNE 2, 2009 6:30 P.M.

Due to owner moving

BE PREPARED TO BUY – PROPERTY WILL BE SOLD

Close to Schools & Churches – Nice Neighborhood

Nice 2 story sided home sitting on 50'x150' lot. Home has a nice addition added several years ago. 1 bedroom main floor with fireplace, front room and dining room. Kitchen with wainscot wood trim, dishwasher, stove, garbage disposal. ½ bath, skylight, large family room with same woodwork, some carpet and linoleum, large back porch, enclosed ¾ basement. Addition has poured walls, older part is stone foundation. Upstairs has 2 bedrooms and bath with shower. Sump pump, water softener, 200 AMP breaker service, natural gas heat and hot water, city water and sewer. Home has garage with blacktop driveway, partial new roof in 2008, storm windows, 3 window air conditioners.

Tax Information: 2008 Real Estate Taxes \$577.86 Tax Parcel #06-10-05-403-013

This property would be an excellent investment or starter home.

Terms of Sale: Property to be sold "As Is" and "Where Is." Seller will provide clear title. 10% down day of auction. Buyer required to enter into Purchase Agreement. Balance due on or before June 23, 2009.

All announcements made on day of auction take precedence over printed or advertised material.

OWNERS: James Lotz
Bonnie Lotz

FOR INFORMATION CONTACT:

Lenny Bryson – Auctioneer

Illinois License #440-000158

900 South Division Ave., Polo, IL 61064

(815) 946-4120

Attorney handling closing: Jerry Kane
104 E. Market Street • P.O. Box 112
Mt. Carroll, IL (815) 244-3422

View website at www.lennybrysonauctioneer.com

AUCTION

WED., MAY 27 4:30 AM

JAMES ATHERTON

302 BENTON ST., MT. CARROLL

HOUSEHOLD: pecan finish oval table w/2 leaves & 6 chairs; maple tea cart; cherry buffet; roll-top desk; bakers rack; spinet piano; oversize chair; dbl. Hollywood frame-complete; quilt rack; Vernon Ware-12; 2 metal room dividers; wildlife pictures; banquet tables; 31-day wall clock; John Wayne movies; Liberty Falls xmas. village pcs.; assorted stemware; assorted silver pcs.; **ANTIQUES & COLLECTIBLES:** rd. oak table; 4 oak chairs; drop-leaf table; mahogany drop-frt. bookcase; walnut pcs. - dresser, hall tree w/umbrella holder, parlor chairs w/porc. casters; high headboard dbl. bed; dresser w/candlestick holders, marble top commode w/backsplash, 8ft. library table; doll cradle; Indian figurines; Detecto scale; Ezway & Perfection heaters; sprink. can light; Coke cooler; 5 & 10 gal. milkcan; model planes; brass bucket; well pump; qu. collector plates; **GARAGE ITEMS:** Horse tiller w/extra attachments; ext. ladders; garden cart; lawn windmill; bar & c-clamps; assorted hand & garden tools; pet taxi; Sears 10in. table saw; Shoptsmith w/attach. **MANY MORE ITEMSTERMS: CASH OR GOOD CHECK**

JIM CALHOUN, AUCTIONEER IL LIC.040000333 MT. CARROLL 815-244-9660

www.calhounauction.com

AUCTION

SUN. MAY 31 10:00 AM

ALLAN & JOANN PALMER

18384 ELIZABETH RD., MT. CARROLL

1 ½ mi. N. of Mt. Carroll, ½ mi. W. on Elizabeth Rd.

ANTIQUES & COLLECTIBLES: 6ft. glass frt. & top display case; frt. mount AC buzz saw; pony cart; cart shafts; 2 hand corn shellers; JD 191 steel beam plow; pot. plow w/shaker; 5 walking plows-(1) left hand steel beam; sign post from Standard Oil; cider press; platform scale; 5 gal. Standard Oil cans; 8ft. Acker & Richter Imp. tin sign; Dari-Kool metal sign; Int. Harvester lighted sign-works; 2 anvils; (2) 5 gal. hand crank ice cr. freezer; steel wheels; No. Big 3 vacuum wringer washer; Moline brass scale beam; cistern & well pumps; **TRACTOR, TOOLS & FARM RELATED:** 1966 JD 3020, g., w.frt., 3-pt., dual hyd., 15.5/38 tires, fenders; JD rd. back 45 combine w/210 head; 2 row mounted JD cult. for A; 2 bottom JD 1519 sulky plow; 49 Dodge truck-no engine or transmission-fender & hood included; Lincoln Weldanpower G8000 16hp. V-Twin; weld/generator-v.good; Eagle Tools 14in. wood cutting band saw; Matco 110 welder; Champion 100 gal. twin cyl. 3hp. air comp.; JD CS8 chipper/shredder; Dillon 5,000# hanging scale; hand-operated punch press; Sears 4in. jointer; Craftsman 5hp. motor- L. Power & Co. 24in. planer, ex. blades; Ig. swiv. vises; 220 & 110 concrete vibrators; 2 Lincoln Forney 225amp welders; 5 & 12hp. elec. motors; JD power take-off shields; truck poly fuel tank; 8ft. dia. stock tank; assorted steel wheels & frame; (2) 10ft. roller conveyor; assorted tires & rims; **MANY MORE ITEMS**

TERMS: CASH OR GOOD CHECK

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FOR PICTURES & FULL LISTING www.calhounauction.com

LAND AUCTION

114.69 ACRES IN JODAVIESS CO.

SAT. JUNE 6TH 9:00 AM

11074 DIXON RD., MT. CARROLL, IL

DIRECTIONS FROM STOCKTON: 9MI. S. ON RT. 78, 3 ½ MI. ON E. LORAN RD., ½ MI. S. ON DIXON RD.

FROM MT. CARROLL: 6 ½ MI. N. ON RT. 78 TO MYERS RD, 1 MI. TO SCHMITT RD.- DIXON RD. 1 MI. TO FARM

— HUNTER'S PARADISE —

SELLING IN 3 PARCELS 114.69A.

in Berreman Twp., JoDaveiss Co., Sections 30 & 31

- **PARCEL 1:** 40A., 35A. tillable, Section 30, timber
- **PARCEL 2:** 74A., 37A. tillable, Section 31, timber, 2 duck ponds
- **PARCEL 3:** Combination of 1 & 2 (114.69A.)

TERMS: Nonrefundable 10% down day of auction. Balance due approx. 30 days. Property sells "AS IS". Sellers have the right to accept and reject bids.

Jim Calhoun, Auctioneer IL Lic.040000333 Mt. Carroll 815-244-9660

www.calhounauction.com

SAUK VALLEY AUCTION CENTER

EVERY THURSDAY

4:00 P.M.

Emptying Large Antique & Collectible Store
PLUS Consignment

705 W. Rt. 30 - Rock Falls, IL

TODD WILLS, Auctioneer

Lic. #441000745

815-590-7021