

Ogle County, IL  
**REAL ESTATE & HOUSEHOLD  
AUCTION**

**206 S Maple Ave Byron, IL 61010**

**Saturday, July 9th, 2022**

**Household Sale Starts at 10:00 A.M.**

**Real Estate & 2001 Ford Ranger at 1:00 P.M.**

**GREAT NEIGHBORHOOD!**



**Real Estate Selling in 2 Parcels Parcel # 1 HOUSE, Parcel # 2 LOT**  
*3 Bedroom Home built in 1970 with 1-3/4 bathes. Kitchen, living room, 3-season room. Finished basement w/ 1/2 bath, built-in bar, gas fireplace. Approximate 1,800 sq feet. Microwave & Stove stay- water softener, 100 amp breaker. Outside storage shed and 2-car garage. Deck on the back of the house. Newer vinyl windows & gutters.*

**2021 Tax Information:**

**Parcel # 1 (HOUSE) \$ 3,692.14 Tax ID # 05-31-179-007**

**Parcel # 2 (LOT) \$ 945.82 Tax ID # 05-31-179-006**

**Residential / ByronTownship/Byron School District / Byron Fire District /City Sewer & Water / Gas Furnace / Central Air**

**FURNITURE, TOOLS, HOUSEHOLD ITEMS, COINS, 2001 FORD RANGER-go to [www.lennybrysonauctioneer.com](http://www.lennybrysonauctioneer.com) to view FULL SALE BILL and PHOTO's.**

**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 August 9<sup>th</sup>, 2022. The 2022 taxes that are due in 2023 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. Trustee has right to accept or reject any or all bids. All announcements made the day of the sale take precedence over all printed materials.

**Harold M Book Trust, Owner  
Carol Bellows, Trustee**

**For Information or to view property contact:**

**Mark Ebert – Auctioneer 815-440-2183**

**Lenny Bryson- Auctioneer 815-946-4120**

**Doug Floski, Attorney**

