

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

REAL ESTATE: PARCEL # 1 3 Bedroom Home built in 1970's with 1-3/4 baths. Kitchen, living room, 3-season room. Finished basement, built-in bar, gas fireplace. ½ Bath Basement. Approximate 1,800 sq feet. Central Air, Natural Gas Heat. City Sewer & Water. Microwave & Stove stay- water softener, 100 amp breaker. Outside storage shed and 2-car attached garage. Deck on the back of the house. Newer vinyl windows & gutters. Tax ID # 05-31-179-007

PARCEL # 2- Lot with small utility shed. Approx 100' X 150' Tax ID # 05-31-179-006

"GREAT NEIGHBORHOOD!"

PERSONAL PROPERTY: Bedroom Sets, Couches, Living Room chairs, Kitchen Table & Chairs, Hutch, Card Tables & Chairs Washer and Dryer Refrigerator Usual Kitchen utensils, plates, glasses, etc Pictures, Wall Mirrors Knick Knacks Flat Screen TV's, DVD Players, 2- small safes w/ combinations, Linens Milk stool, Park benches, Christmas decorations Reclining Lift Chair.

COLLECTIBLES: MONEY: 72- Walking Liberty 1/2 Dollars (1916-1955) in a book 36- Franklin ½ Dollars (1948-1952) 20- 1987 Silver Dollars, Multiple assorted silver dollars (early 1900's) 5 cent pieces, Indian Head pennies 2- Giant Half pound silver eagle coins, Misc. tokens and mint sets, Gold, silver, & Costume Jewelry, Cast Iron Dinner Bell

MUSICAL ITEMS: Jacobus Stainer in Abfan prope onipontum 1642 Original Owner: Simon Sanford 1856-1898 Violin & Case, Hammond Organ, Stereo receiver (equalizer & speakers).

VEHICLES, TOOLS & EQUIPMENT: Simplicity Riding Lawn Mower 18hp Broadmoor with bagger, 2001 Ford Ranger Cab & 1/2 4 x 4 with matching topper Approx. 100,000 miles Snow Blower, Yardman Tiller, Ladders, Yard Sprayer, Toolboxes, Hand and Power Tools, Lawn & Garden Tools, Air Compressor, Prowler Mobility Scooter, and Strider Maxi 3 Mobility Scooter (new batteries).

ANTIQUES: Oak Commode, Oak Dinning Table w/6 leaves, Lawyer Bookcase, Walnut 3- drawer Dresser, Wood Wall phone, Treadle Sewing Machine, 2- whiskey barrel end tables, Wagon hub lamps, Horse collar mirror, Pocket Knives, Some Older Pictures (portraits) Cherry drop leaf table Oak dropleaf table Large Blanket Box, Blue and Larger Mason Jars, Carnival Dishware, Depression Glassware, China and painted plates, Mounted Cow horns, Boyce Moto Meter - Radiator Cap, Crocks & Jugs, Red Enamel Kitchen Table w/ wings.

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 9th, 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.

Personal Property must be settled day of sale with cash or good check. NO CREDIT CARDS. Have proper I.D. Not responsible for accidents after merchandise has been sold.

**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