

THE MAXINE SPITLER TRUST

TRACT 1 - HOME, MORTON BUILDING ON 4 CITY LOTS
TRACT 2 - 10 VACANT CITY LOTS TOTALING 2.57+/- AC.
DODGE CALIBER, GOLD & SILVER, FURNITURE & MORE





PARROTT AUCTION
REAL ESTATE AUCTION
Tuesday, November 19th, 2024, 5 PM CENTRAL

Live In-Person and Live Online Bidding
Auction Location: At Spitler Residence, 607 Dubois, Street, Sumner, IL 62466
Signs & Multi-page Booklet Brochures will be posted.

607 Dubois, Sumner, IL 62466 (Home, Morton Building on 4 City Lots)
-and-
10 Vacant City Lots Located on North Edge of Town, Sumner, IL 62466

Signs & Multi-page Booklet Brochures will be posted.

Please Note: *The Personal Property Auction will be before the Real Estate Auction to allow the Home and buildings to be cleared of all items. This is to ensure that all Interested Parties have the opportunity to Inspect Every Inch of the Home.*

The Maxine Spitler Trust – Seller
Peoples State Bank of Newton Trust Department
Melisa Griffin – Trust Officer
Frank Weber of Weber, Heap, Ayres & Green – Representing Attorney

Live In-Person Auction with Live-Online Bidding Available

Tract 1 – 607 Dubois, Sumner, IL 62466

3/4 Bedroom, 2.5 Bath Home with 2 Attached Garage & 4+ Car Morton Building!

This home offers Extreme Sweat Equity Potential with a Reasonable Reserve!

Perfect Candidate for Owner Occupied, Long Term Rental -or- “Flip” Project!

This 1,700+/- Square Foot, Single-story home features an inviting enclosed front porch, living room with open concept design to formal dining room with built in cabinetry, large dine in kitchen with picture window and additional entrance direct from driveway, 3 possibly 4 bedrooms, 2 full baths plus half bath located near kitchen, Partial New Roof, near full basement, 2 Car attached Garage plus rear concrete block garage (alley access) for even more additional storage!

The Real Gem of the Property is “Morton” Building with dedicated meters for gas, water & electric! This well built pole building features 3 overhead doors with automatic openers, natural gas overhead heater (Modine Hot Dawg), built in sink & countertop with 10 gallon hot water heater, PLUS room for 6+ vehicles.

Excellent Boat, Camper, RV, Side by Side or Utility Trailer Storage!

Possible Conversion into “Barndominium” Home!

All Situated on 4 City Lots!

Lot Size: Total Lot Size of .55+/- Acre, 4 Lots Total, Each Lot 40' x 150', Total Lot Size of 160' x 150'.

R.E. Taxes: Seller to pay prorated taxes to date of closing, buyer(s) thereafter.

Lawrence County Parcel Index Number(s): 04-001-188-00, 04-001-189-00, 04-01-190-00 & 04-01-191-00.

Preview: For a private tour of the property or more information, please Listing Broker Zane Parrott at 812-890-5452 for your guided tour!

Open House / Inspection Dates for both the Real Estate & Personal Property:

Monday, November 4th, 4 – 6 PM Central

-and-

Monday, November 11th, 4 - 6 PM Central

-or- By Appointment for Added Convenience For You!

Please see www.parrottauctions.com for a complete listing, terms & Conditions & high-resolution interior and exterior photos!

Real Estate Bid Increments:

Bidding Starts at \$100!

\$50 Bidding Increments from start of Auction to Close!

Tract 2 – 10 City Blocks within Sumner, IL City Limits
Endless Opportunities Await! A Full City Block Offers Endless Possibilities.
Expand Your Yard, RV Storage, Storage Units, Future Development!
City Maintained Roads on all Four Sides! (Chestnut, Ivy, Maple & Oak)
Power & Water Available on all Four Sides!

Lot Size: Total Lot Size of 2.57+/- Acres, 10 Lots Total, Each Lot 80' x 140', Total Lot Size of 400' x 280'.

R.E. Taxes: Seller to pay prorated taxes to date of closing, buyer(s) thereafter.

Lawrence County Parcel Index Number(s): 04-001-605-00 (5 Lots) -and- 04-001-612-00 (East 5 Lots)

Please note: Tract 2 will be sold at the Residence - 607 Dubois, Sumner, IL 62466

REAL ESTATE TERMS AND CONDITIONS

Approval of Bids: Seller plans to sell the property night of the auction, however, there is a reasonable reserve in place. This land is being sold subject to owner confirmation.

R.E. Terms: 10% down day of sale as non-refundable escrow. 6% Buyer Premium. Balance due, possession & taxes prorated to date of closing. Being sold "As is, Where is". Buyer to have all inspections completed prior to auction & have financial arrangements made prior to auction.

Termite: Termite Inspection and treatment will be paid by buyer(s).

Draft Auction Purchase Agreement: Digital Copy of the Real Estate at Auction Purchase Agreement will be posted to our website for your viewing, if you have any questions regarding the contract, Please call our Listing Broker and Lead Auctioneer Zane Parrott.

Online Winning Bidder - Contract Signing: Within 30 minutes of Auction Closing, Listing Broker Zane Parrott will contact the high bidder (if online) to make arrangements to sign the contract. You will be given two options: Option 1) Real Estate at Auction Purchase Agreement will be emailed to the high bidder night of auction with buyer dropping of the Non-refundable escrow due next day -or- Option 2) Winning Bidder to be at Parrott Marketing Group, 1205 State Street, Lawrenceville, IL by 9AM following morning to sign contract in person and place non-refundable escrow at same time.

Title Insurance Agent & Closing Agent: Plan to Close by End of Year. Lawrence County Title, Lawrenceville, IL will be the closing agent on the transaction. Parrott Marketing Group, LLC will post Preliminary Title Commitment to www.parrottauctions.com once available under "Documents Tab". Winning Bidder(s) will be provided copy on auction date. Frank Weber, Attorney for Trust.

Agency: Parrott Marketing Group, LLC and its representatives are acting as Agents for the Seller.

Other Announcements: All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made from podium day of auction take precedence over any previous information.





Tract 1 Tax Aerial



Tract 2 Tax Aerial

PERSONAL PROPERTY ONLIN ONLY AUCTION

Firearm Auction Ends at 5.45 PM Central, Tuesday, November 12th.
All State, Federal and Local Regulations Apply. See website for Full Details.

Bidding Has Started and runs to 6 PM Central, Tuesday November 12th.

Please Note: This is a soft close auction meaning if an item is bid on within the last 2 minutes of the auction, the Countdown Timer will automatically Reset to 2 Minutes!

See www.parrottauctions.com for bidding link or call our offices for assistance!

Payment Terms: Cash, Check, Visa & MasterCard on purchases to be picked up. 14% Buyer's Premium on all items sold (4% discount will be given if payment is made by cash or good check).

Release of Titles: Auction Co. Reserves the Right to Hold titles for until funds clear bank / confirmation.

Soft Close: This is a soft close auction meaning two key points: 1) all items feature a stagger of 10 seconds between each lot ending. 6 items will close each minute 2) If an item is bid on within the last 2 minutes of the auction, the lot countdown timer will reset to 2 Minutes. Additional time will continue to be added until no additional bids have been placed.

Preview: See Open House Dates listed on Page 3 of Brochure (Real Estate & Personal Property).

Absentee Bidder Form: Another bidding option is to attend one of the scheduled preview dates and complete our absentee bidder form, name, address, contact information, max bid you're willing to place, along with credit card information will be required when completing this form.

Invoice: All winning bidders will have an invoice emailed to the email address on file usually within 30 minutes of the last item closing. This invoice will also include instructions for pickup date, time, and location. **Please Note:** this invoice will show "UNPAID" in the upper right-hand corner, if you intend to pay with cash or check, do not pay using our online payment system.

Removal / Load Out: Parrott Auction Crew Members/representatives will be at the auction location of: 607 Dubois, Sumner, IL 62466, to administer Load Out on Thursday, November 14th, 12NOON - 6PM Central, (the "Removal Dates").

Failure to Pickup: If buyer(s) fail to attend the scheduled pick and notified us of their preference to pay cash, we will automatically charge the card on file immediately following the scheduled pickup time, no exceptions.

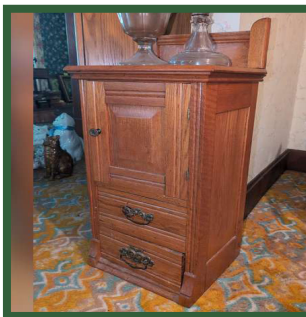
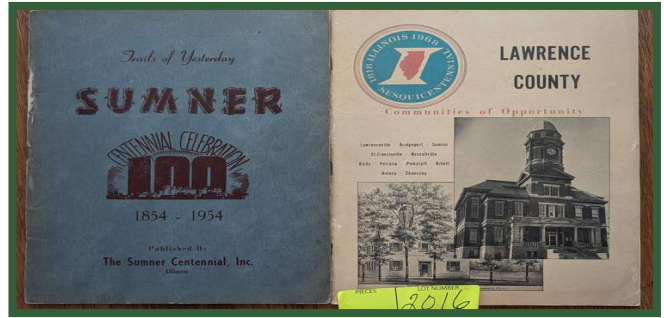
No Goods shall be removed until the purchaser's invoice has been paid in full.

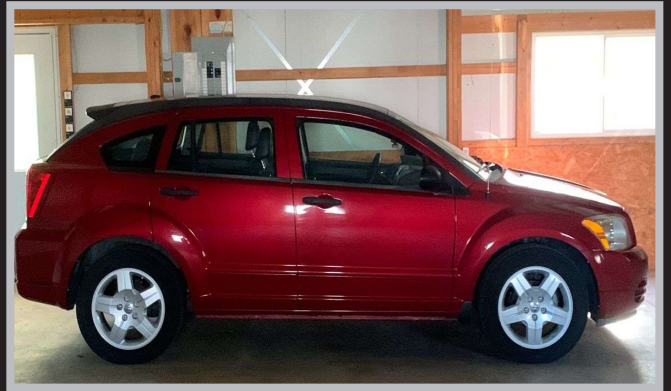
Please Use the Online Scheduler! This increases the efficiency of auction load out and decreases the amount of time you'll spend loading your items!

ONLINE PICKUP SCHEDULER

Online Schedule Instructions: The morning after the auction closes we will send a load out scheduler to all the winning bidders. This scheduler system will supply any remaining time slots to the winning bidders. Scheduling can be completed by text message and email both to allow for ultimate flexibility to you, the buyer. If you do not choose a time slot, load outs will be on a first come, first served basis and you will be asked to wait until an auction crew member can assist the load out process.

This will increase efficiency and decrease your time spent at the auction pickup!
If you do Not Schedule a Time Slot, Pickup will be on a first come, first served basis.





ALL BROCHURES DESIGNED AND PRINTED IN-HOUSE AT PARROTT MARKETING GROUP, LLC
1205 STATE STREET, LAWRENCEVILLE, IL 62439

TEL: 618.943.4905

WWW.PARROTTAUCTIONS.COM