

**BUY YOUR DREAM PROPERTY!**

**RANCH STYLE HOME WITH WALKOUT BASEMENT**

**5+/- TOTAL ACRES ON ALL-WEATHER BLACKTOP ROAD!**

**2 CAR ATTACHED GARAGE - 30' X 40' OUTBUILDING**



**CRAWFORD COUNTY, IL**

**HOME W/ WALKOUT BASEMENT**



**5+/- ACRES W/ 30' X 40' OUTBUILDING**



**5 PM CENTRAL REAL ESTATE SELLS FIRST**

**CRAWFORD COUNTY REAL ESTATE AUCTION**

**SINGLE-FAMILY HOME WITH  
WALK-OUT BASEMENT & OUTBUILDING ON 5+/- ACRES ON BLACKTOP ROAD**

**OFFERED FOR SALE AT PUBLIC AUCTION**

**ATTENTION HOME BUYERS, INVESTORS & "FLIPPERS"!**

**This home offers Extreme Sweat Equity Potential!**

**Excellent Location in Oblong School District!**

**This property features 5+/- total acres with a mixture of mature trees and yard space around the homes, with the Northern portion being all wooded!**

**Excellent Recreational Opportunities!**

**Live In Person and Live Online Available  
Thursday, July 17th, 2024, 5 PM Central**

Visit [www.parrottauctions.com](http://www.parrottauctions.com) for complete photo gallery

**Address of Property: 3000 E. 900th Avenue, Oblong, IL 62449**

**Auction to be Held at the Home!**

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**Signs & Multi-page Booklet Brochures will be posted.**

**Live In-Person Auction with Live-Online Bidding Available**

**!~ 5 PM Excellent Potential Owner Occupied Property 5 PM ~!  
3000 E. 900th Avenue, Oblong, IL 62449**

**Possible 4 Bedroom, 2 Bath Home with Walk-out Basement,  
2 Car Attached Garage & 30' x 40' Outbuilding!**

**Perfect Canvas to Customize to make the Home of Your Dreams!**

This ranch inspired home features 1,176 square feet of living space consisting of an inviting covered front porch, living room with open concept design to kitchen with 6+ foot island & over 24 feet of Counter top & cabinet space, 2 bedrooms (both with large closets) along with an oversized 11'8" x 9'8" bathroom with 72" wide double vanity, tub shower combination & makeup/ prep station!

The lower Walk Out Basement Level of the home features an additional 1,176 square feet of total space currently features an entertaining area with windows overlooking the concrete patio, a larger center living room / family / den (currently used as a bedroom) 1 full bath measuring 10'5" x 9'7" with 48" shower & 72" wide double vanity, 1 bedroom with large closet, one storage room, and a large closet that could easily be another sleeping room.

This home also features Energy Efficient Geo-Thermal Heat (located in basement), an oversized 27' x 29' 2 car attached garage, 200 amp electrical service, & municipal water!

The Real Gem of the Property is pole barn constructed outbuilding that features full concrete floors, built in wall furnace, built in cabinets & storage, location for window air unit, built in air compressor (included with sale of property) that features a 9' tall by 16' wide door along with a second overhead door measuring 9' tall x 9' wide. Excellent for Entertaining Area, Workshop, Storage for Boat, Mower or Side by Side!

ALSO INCLUDED IN THE SALE OF THE PROPERTY

**3 Bedroom, 2 Bath trailer home is included in the sale of the property and offers a great opportunity for renovation and customization.**

**Interior Features:**

Living Room, Dine-in Kitchen, Primary Bedroom with en-suite bath featuring a garden tub and double vanity, two additional bedrooms located off the hallway, Second full bathroom with tub/shower combination and a Dedicated Utility/Laundry Room

**Exterior Highlights:**

Maintenance-free vinyl siding, Durable vinyl windows & Metal roof for long-term durability and peace of mind

Please Note: The interior of the trailer requires an extensive cosmetic renovation—perfect for investors or buyers looking to add personal touches and build equity.

Control Your Neighbors & Add Possible Cash Flow by Renting!

Not Interested in Renting?

Sell the Manufactured Home and Have Water & Electric Plus a large gravel pad perfect for the Large Pole Building of Your Dreams!

**Also included in the sale of the property:**

Several Small portable buildings in Various Conditions

Heavy Duty Utility trailer (no title), Located NW of Manufactured Home

Above Ground Pool (Liner Appears Good As It is Holding Water)

Several Window Air Units

Buyer Agrees For Any And All Remaining Personal Property Items to Transfer to Buyer.

**ESTIMATED REAL ESTATE TAXES**

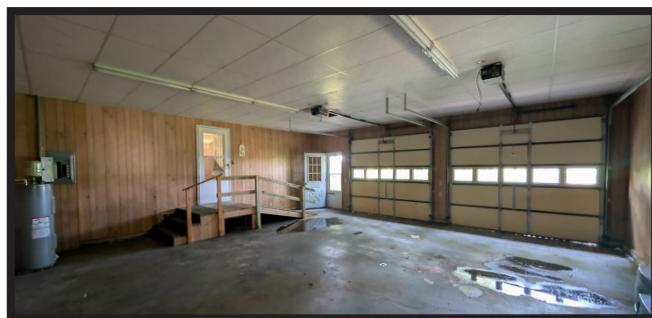
**(ENTIRE PROPERTY, 2 HOMES, OUTBUILDINGS ON 5 ACRES)**

**Total Lot Size:** Total Lot Size of 5+/- Acre (See Aerial).

**Estimated Real Estate Taxes (Based on 2024 Taxes):** Seller to pay prorated taxes to date of closing, buyer(s) thereafter.

**Crawford Parcel Index Number(s):** 04-3-05-000-006-001.

Estimated Owner Occupied Taxes of \$4,463.52.



**TERMS & CONDITIONS:**

**Approval of Bids:** *The property is being sold Subject to Owner Confirmation.*

**Pre-Auction Offers:** *No Pre-Auction Offers will be Entertained.*

**Bid Increments:** *No lower than a \$100 Bid increment from beginning of auction to end of the auction.*

**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), if needed.*

**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.*

**Contract Signing:**

*If High Bidder is in Attendance to Live Auction, Buyer(s) to sign purchase agreement immediately following auction.*

*If High Bidder is Online, Immediately following auction, Listing Broker Zane Parrott will contact the high bidder 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 (or wirre trasnfer) 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 10AM following morning to sign contract in person and place non-refundable escrow at same time.*

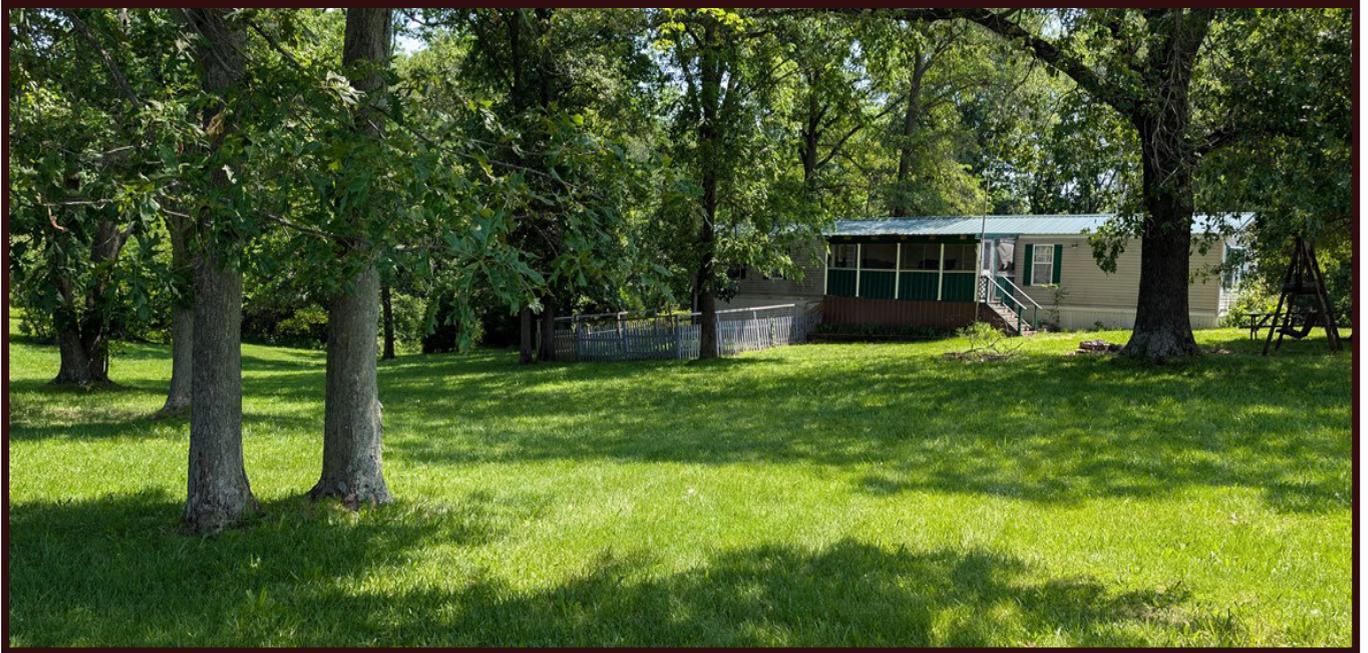
**Title Insurance Agent & Closing Agent:** *Robinson Title, Robinson, IL will be the closing agent on the transaction.*

**Title Insurance & Closing Timeline:** *Plan to Close in 30 days. Parrott Marketing Group, LLC will post Preliminary Title Commitment to [www.parrottauctions.com](http://www.parrottauctions.com) once available under "Documents Tab". Winning Bidder(s) will be provided copy on auction date.*

**Deed Preparation:** *Weber, Heap, Ayres & Green, Attorney for Seller.*

**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.*



**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:**

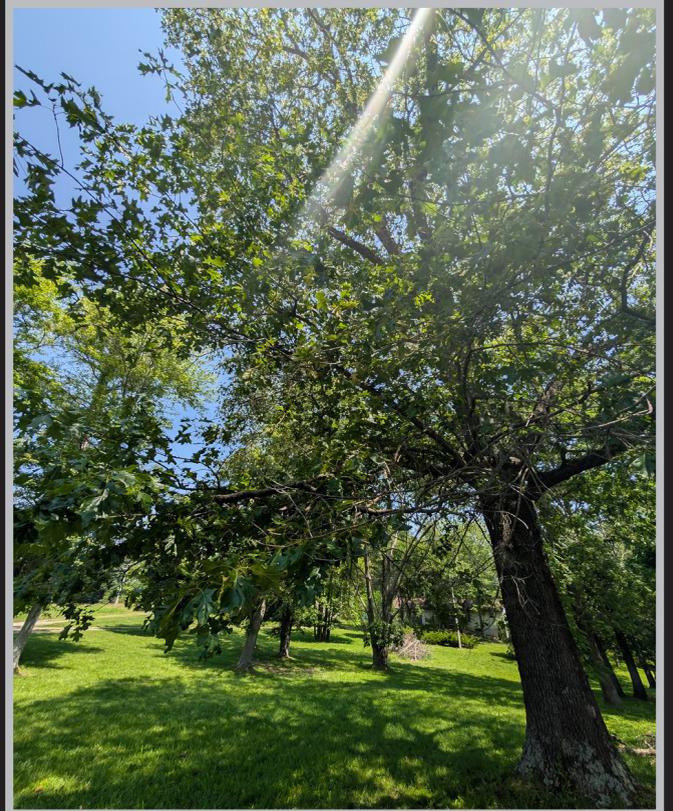
**Wednesday, June 18th, 4 - 5 PM Central,**

**Wednesday, June 25th, 4 - 5 PM Central**

**-and-**

**Wednesday, July 9th, 4 - 5 PM Central**

**-or- By Appointment for Added Convenience For You!**



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](http://WWW.PARROTTAUCTIONS.COM)