

# Real Estate Auction

For Randy & Pam Palme

Wednesday, April, 7th, 2010 ~ 6:00 P.M.



## 440 East Lake Dr., Edwardsville, IL

**DIRECTIONS:** From downtown Edwardsville go east on IL.Rt. 143/Marine Rd. turn right or south on St. Mary's Dr. (by Edwardsville Nursing & Rehab) then right onto East Lake Dr. (watch for signs)

Parcel ID # 10-2-16-07-03-301-001

2008 Taxes: \$3,640.04

Lot Size: 420 X 431 IRR

**Open House Dates: Tuesday, March 23, 5:30- 7:00 P.M and Saturday, March 27, 12:00- 2:00 P.M.**



This maintenance free raised ranch home offers 2,700+/- sq. ft. of living space which includes boat dock and lake privileges on Dunlap Lake. Home features include: 4 bedrooms, 4 baths, and a large living room with fireplace. This home also includes a spacious kitchen with newer oak cabinets and solid surface counter tops. Recent updates include ceramic tile, hardwood flooring, windows, siding, Trex deck and railing. Outside the home you will find an oversized 2 car detached garage situated on a large 420 X 431 irregular lot. Easy access to downtown Edwardsville and just 2 miles from I-55/70. This home is a must see on the inside so please make plans to attend one of our open house dates.

### Room & Sizes:

Living Room	14 X 16	2 BR	12.0 X 12.1
Kitchen	11.9 X 14.3	3 BR	12 X 10
Dining	11.7 X 14.8	4 BR	9.5 X 12.2
Family	22.6 X 11.1	Breakfast Nook	9.0 X 8.8
Master BR	23.4 X 23.9	Office	10.2 X 8.5
Master Bath Full	10.3 X 9.2		



**Terms:** \$5,000 down day of sale (non-refundable earnest money) Certified funds only. Balance due in 30 days. 5% Buyers Premium, Broker co-op offered when calling prior to the Auction for Details.

**AUCTIONEERS' NOTE: Have fun on the lake this summer with your new home!**

**Terms:** Winning bidder will be required to enter into a written contract to purchase and place a \$5,000.00 deposit in escrow with the balance due on or before 30 days from auction date. Property will be sold subject to a 5% buyer's premium, which will be added to the final bid price to establish the contract price of the property. Property taxes will be prorated to day of closing based off of previous year's taxes. Interested parties will be required to register at auction in acknowledgement of the terms of the auction to be allowed to bid on the property. Property will be sold with a free and clear title. Property is sold as is with all faults, imperfections, attributes, and errors of description. All information is presented in good faith but the auctioneer or seller does not warrant or represent that the information provided is complete or accurate. All inspections, due diligence and determinations are the sole responsibility of the buyer. The property sells with no buyer contingencies. All sales are final.

618-459-3445  
**DENNIS AHRENS**  
License # 040000763



618-377-1140  
**GARY NIEMEIER**  
License # 040000762



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