



PUBLIC AUCTION



Allen (Smitty) and Joyce Smith Revocable Trust

August 27, 2022 at 9 AM

OPEN HOUSE: Aug 11th 4-6 PM

LIVE ON LOCATION: 902 W. South, Vandalia-IL



The real estate will be auctioned as two separate parcels – Parcel 1 is the 3bed/2bath home – Parcel 2 is the 24x44 brick building



REAL ESTATE-Parcel 1: This lovely ranch style 3bedroom/2 bath home features an eat in kitchen, both a family and living room and an attached one car garage with its own entrance into the home. The back door takes you onto a large deck that looks out upon the spacious back yard. Attached to the deck is a pathway that leads directly into the detached two car garage. Parcel # 18-14-21-101-001 2022 Taxes \$1197.16 with exemptions. Join us at the open house or call for your private showing. Arrive early & be ready to bid and make this home yours on auction day! *Home is sold AS IS where is with no warranties or guarantees expressed written or implied. Potential Buyers may do inspections prior to auction day at their own expense.*

REAL ESTATE-Parcel 2: Parcel 2 has a 24x44 ground floor brick building with one bathroom for you to turn into exactly what you need. Businesses/Organizations could use it for an office/shop location? Or, perhaps a studio/storage for an artist or hobbyist? This real estate offers you endless possibilities! Parcel# 18-14-21-102-001 2022 Taxes \$553.78 - Join us at the open house on August 11th 4-6PM or call us to schedule a private showing. *Sold AS IS - WHERE IS where is with no warranties or guarantees expressed written or implied. Potential Buyers may do inspections prior to auction day at their own expense.*

VEHICLE: 2011 White Lincoln MKX SUV with 135,xxx miles VIN 2LMDJ6JK0BBJ16768 – very clean!

FURNITURE/APPLIANCES: GE 2 Door Refrigerator w Freezer on Bottom, Kenmore Dishwasher, Kenmore Chest Deep Freeze, Duraflame Electric Fireplace, Sofa, Samsung Flat Screen TV, Yamaha EM-150 6 Channel Mixer, Phillips Flat Screen TV, Full Size Bed, Chest of Drawers, Dresser with Mirror, 4 Drawer Dresser, Filing Cabinets, etc

HOUSEHOLD/MISC: 2 gallon Crock, DVDs, Jewelry, Crutches, Milk Cans, Silverware, Upright Sunbeam Mixer, Shark Vacuum and more!

TOOLS: Stihl RMA 460 Push Mower, Craftsman Key Start Push Mower, Ariens 208cc 24”W, 20”H Snow Blower, Pedestal Grinder, Table Saws, Campbell Hausfeld Air Compressor, Homelite 360 Professional Chain Saw, 12v Model 4735 Charge It! B by Solar Battery Charger and Engine Starter, Winco Model DL6000HE/D 60RPM 6000watt 25amp 120/240 colt Generator Set, Honda GX Dyna 6000watt Generator, Bench Vises, Craftsman Fast Charging 18.0 Drill, Skilsaw, Craftsman 150 psi 6hp 30 gal Air Compressor, Level, Wheelbarrow, Yard Cart, 10” Miter Saw, Aluminum Step Ladders, Standing Wall Organizer (over 100 compartments full of garage items), Craftsman 12 gallon 5hp Wet-Dry Shop Vac, Long Handled Tools, Hand Saw, Saw Horses, Pry Bars, Grease Gun, Sledge Hammer, Log Chains, Small Gardening Tools, Hoses, Shovels, Cleaver, Pipe Wrenches, Small Rolling Work Station Garage Cart, Chisels, Tool Belt, Screwdrivers/Pliers/Misc Small Tools, Sears 30/60/200 amp Battery Charger, Firehose Reel, Furniture Clamps, Chain Boomers, Lawn Sweep – plus a variety of more tools and misc garage items!

AUCTIONEER’S NOTES: Smitty and Joyce spent most of their lives residing together in Vandalia, IL. They were best known for owning and operating a successful engraving service business. This real estate along with some personal property is being offered at auction August 27th. Take note that the home and building will sell as separate parcels. Don’t miss out on their good clean personal property either! Their items have been well cared for and regularly maintained – ready for you to make your bids on! Be sure to join us at the open house August 11th from 4-6PM and be on time August 27th as we start selling at 9am sharp. *Thank you Wayne and Adam*

Terms and Conditions: Real Estate: Property sold “AS IS, WHERE IS.” Potential buyers may do inspections at their own expense. Down payment 10% down per parcel (non-refundable) is required day of sale. Buyer will enter into real estate purchase agreement with Seven Oaks Realty day of sale with balance due at closing in approximately 30-45 days **Personal Property:** Cash, check, or credit card will be accepted for payment of items purchased. Please settle with cashier for all items immediately and before removing from the premises. All items sold ‘as is, where is.’ No warranties or guarantees written, expressed or implied. Announcements made the day of sale take precedence over printed material. *Not responsible for accidents or theft should any occur.*

Mollett Auction Service, LLC Auctioneers & Realtors

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Myra Mollett, Managing Broker For Seven Oaks Realty

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