

# REAL ESTATE AUCTION

The following real estate belonging to Jeff & Eileen Cook will be sold at public auction on Saturday, May 17, 2007 at 10:00 am located on the east side of Carrollton, Illinois.

**Sale will be held on the premises!**

**Tract 1:** 1.2 acres m/l improved with a 2200 sq. ft. ranch style four bedroom home with two baths, vinyl siding, open floor plan, 70ft. front porch, large covered deck, above ground pool, hardwood flooring, ceramic tile & carpet throughout the home. 200 amp service, city water, septic system & natural gas heating with central air. This tract has 190 ft. of road frontage to Route 108. This home was built in 2003 and is in very good condition.

**Tract 2:** 7 acres m/l with 240 ft. road frontage of Route 108 improved with a two acre orchard with the balance tillable.

**Tract 3:** 10 acres m/l tillable acres with 210 ft. road frontage to Route 108.

**Tract 4:** 12 acres m/l tillable acres with 260 ft. road frontage to Route 108 and 650 ft. frontage to Bonfoy Street.

**Tract 5:** A lot measuring 60 ft x 180 ft. improved with a 1,100 sq. ft., three bedroom home with 100 amp service, natural gas heat, city water and sewer, newer roof and windows. This home has been partially remodeled and could use some more remodeling in certain areas. This would be a nice starter home or would make rental property.

**Order of sale:** Tracts 1-5 will be sold separately then Tracts 1, 2, 3 & 4 will be combined with the highest bid to prevail. Owner has the right to accept or reject any and all bids. For viewing of the properties contact Eileen Cook at 217-942-6164 or the auctioneer. For a detailed brochure, complete terms of the real estate to be sold contact auctioneer at 217-242-1709.

Owners: Jeff & Eileen Cook  
RR 1 Box 2  
Carrollton, Illinois  
217-942-6164

## REEVES AUCTION SERVICE

**Buck Reeves, Auctioneer**

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Dow, Illinois 62022

**618.885.2293 or 217.242.1709**

Illinois & Missouri Licensed #440.0000596