

**THURSDAY, AUGUST 1, 2024 • 5:00 PM**

AUCTION TO BE HELD ON-SITE AT 624 OHNEMUS ROAD, QUINCY, IL.

**LOCATION & GENERAL INFORMATION**

The Wollbrink property is located at 624 Ohnemus Road, (east edge of Quincy and north of the Grove Inn). It's improved with a single story, 3 bedroom home with 1-car attached garage and a 14'x 22' carport. It has gas forced air heat and central air. Included with the home will be a Kitchen Aide side-by-side refrigerator with water and ice in the door; Frigidaire 30" gas range and oven; LG clothes washer; and Amana electric dryer. All appliances are white and only a few years old. It has a 40-gal. natural gas water heater which is also only a few years old. The large back yard is fenced with a 4' chain link fence.

**OPEN HOUSE - SUNDAY, JULY 14TH FROM 11:00 AM - 1:00 PM  
 OR CALL FOR APPOINTMENT TO VIEW**



**METHOD & TERMS**

Ten percent of the bid price is to be paid on day of sale with the balance due on or before September 3, 2024. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2023 real estate taxes which are due and payable in 2024 will be paid by the Seller with the 2024 taxes to be prorated to the date of closing. Immediately following the auction, the successful bidder will be required to enter into a written purchase agreement with the Seller. A copy of said contract may be examined prior to the auction by contacting Andrew Staff, attorney for Seller.

**ALL ANNOUNCEMENTS MADE AT THE AUCTION SHALL SUPERSEDE ANY PRIOR ADVERTISING.**



**THE T. ELVIN WOLLBRINK FAMILY TRUST**

BRIAN WOLLBRINK, TRUSTEE

ATTORNEY FOR SELLER - ANDREW W. STAFF

STAFF & STAFF ATTORNEYS AT LAW • 237 NORTH 6TH STREET, QUINCY, IL 62301 • 217-228-8470

**MIKE SULLIVAN LAND SALES, LLC**

414 Main, Carthage, Illinois 62321 • Phone 217-357-5252

www.MikeSullivanLandSales.com • IL LIC. #440-000469