

# REAL ESTATE AUCTION

**Saturday, July 15<sup>th</sup>, 2017 – 10:00 am**

**Located On-site at: 325 South Bellevue Ave., Bellevue, IL 61604**

Just off Plank Rd./Rt. 116, 3 blocks behind McCormick's Auto & Subway,  
Parking available behind former school building. Watch for Signs



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FOR PICTURES &  
INFORMATION

**LEGAL DESCRIPTION:**

Bellevue Acres 1<sup>st</sup> addition, SE ¼  
sec. 10-8-7e Lots 12, 13, 14, 15 of  
block C.

**TAX ID:** 17-10-426-019

**REAL ESTATE FEATURES:** Old Bellevue School building, Contains former Hardware Store and Apartments, Large storage units, Building needs TLC. Gravel parking lot and some paved, grassy & wooded areas.

To view property, call Auctioneer / Broker Dusty Polhemus at 309-208-7659

**REAL ESTATE TERMS & CONDITIONS:**

Number System used w/ Driver's License or Photo ID, Cash or Good Check day of Auction. Pre-Register prior to auction time. Buyer needs \$5,000 down earnest money day of auction with balance due at closing with Peoria Title Co & attorney Mr. Joe Gilfillen on Aug 17 or sooner to be agreed upon. Property sells "As-is" no warranty or guarantee. Seller and Buyer will enter into purchase contract at conclusion of real estate auction. Not subject to financing or sell of other property. Must be able to close. Be prepared to bid & buy. Any announcements day of auction take precedence over all printed material, not responsible for accidents.



Seller:  
**Heuermann Land Trust**  
Peoria, IL

Attorney:  
**Mr. Joe Gilfillen**  
Cusack, Flemming, Gilfillen & O'Day, LLC  
Peoria, IL



**Dusty's Auctions**

**Col. Dustin Polhemus** – Auctioneer / Broker  
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