

House for Sale at Auction - 60 Liberty Lane, Highland, IL 62249

**Open House Sunday, March 9th 1PM to 3PM.**

**Bidding Ends Wednesday, March 26th at 10AM.**

3% Commission to Buyer's Agents!

This is a rare opportunity to purchase an amazing home at YOUR PRICE. The just under a half-acre lot backs up to a small creek to round out the perfect setting.

This 5 bedroom, 3 and a half bath home is nothing short of breathtaking. As you enter through the front door, the foyer opens up to a large living room and kitchen where you will immediately notice the natural lighting coming in from the west. You can sit in the evening and enjoy the sunsets from inside your living room!

The desirable split bedroom floor plan allows for a large master suite and master bath complete with double sinks, a large tub, and walk in closet. On the opposite side of the house you will find two large bedrooms with a full bath.

Going down the spectacular open staircase into the walkout basement you enter into an enormous living room and recreation area that is perfect for entertaining! It is complete with a wet bar and beautiful stamped concrete patio just outside. The lower level also contains two more generous sized bedrooms with a full bath.

The outside of this home is just as amazing as the over 4,100 square feet of living space on the inside. It has a deep, oversized 3 car garage along with a fenced backyard, composite deck off the main level and an inground sprinkler system throughout the front and back yards to keep your lawn looking great all season long!

There is way too much to list when it comes to top notch features in this home!

Call **Scott Athmer (618) 830-6192** today to set up a private viewing or if you have any questions about the auction process!

The following items convey with the sale:

- Kitchen Refrigerator
- Both Kitchen Ovens
- Dishwasher
- Microwave
- Basement Bar Refrigerator
- Basement Bar Stools
- Basement Level Patio Furniture

- Hot Tub

Seller is willing to negotiate with buyer on all other furniture and pool table if buyer would like to purchase any of the items outside of the purchase of the real estate.

### **Auction Terms & Conditions**

1. Procedure: Bidding ends Wednesday, March 26, 2025, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes.
2. BUYERS PREMIUM: 10% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, March 27, 2025 (hand delivered, faxed, electronic signature or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.
4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.
5. BIDDING: Once submitted, a bid cannot be retracted.
6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, May 8, 2025.
7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.
8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).
9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.
10. REAL ESTATE TAXES: The 2024 Real Estate taxes to be paid for by the Sellers. The 2025 Real Estate taxes to be prorated to the day of closing.
11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the

auction.

12. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.