

# REAL ESTATE AUCTION

## FRANK & WANETAH TROECKLER ESTATE

### 1614 Lindenwood Ave ~ Edwardsville

Directions to property: From Troy Rd go East 1 block on Montclair Ave

(Corner of Montclair & Lindenwood) Watch for signs!

# Saturday, December 9<sup>th</sup>, 2017 10 am



Stone combo ranch style home features 3 bedrooms, 2 baths and a large living room with stone fireplace. Approximately 1756 sq ft of living space. Other amenities include oak hardwood flooring throughout most of the home, main floor laundry, large rear deck, patio and storage shed. This is a great neighborhood in Montclair with convenient access to everything.

Parcel ID: 14-2-15-14-16-403-040

2016 Taxes: \$1112

Lot Size: 100 x 73.9

### Open House

Sunday, Nov. 26<sup>th</sup>

1:00 - 3:00 pm

Sunday, Dec. 3<sup>rd</sup>

1:00 - 3:00 pm

OR call Gary for  
appointment

**LEGACY**  
REALTY & AUCTION

Gary Niemeier - Auctioneer

(618) 781-3814

[www.LegacySells4U.com](http://www.LegacySells4U.com)

### Real Estate Terms

\$5,000 down at contract signing.

Balance due in 30 days.

A 5% buyers premium will be added to the bid price to establish a total contract price. The property is sold in AS-IS condition. Have your financing prearrange & be ready to bid your price on Sat., December 9th at 10 am