

ONLINE AUCTION

RESIDENTIAL REAL ESTATE

ONLINE ONLY REAL ESTATE AUCTION
WITH INTERNET BIDDING AND SOFT CLOSE!!!

BIDDING OPEN: SATURDAY, APRIL 11TH @ 8AM
SOFT CLOSE: SATURDAY, APRIL 25TH @ 7PM

PROPERTY ADDRESS: 201 SW ELEVENTH ST., FAIRFIELD, IL 62837 (WAYNE COUNTY)



AUCTIONEER'S NOTE...

INTEGRITY REALTY & AUCTIONS is pleased to present the DOTY HEIRS residential real estate auction featuring the sale of the late Maynard P. Doty's former home in the heart of Fairfield. This property is offered ONLINE ONLY as a singular tract with all bidding in lump sum increments. See our sale bill with information sheet for all the details and call Dustin for a guided tour of the property!

Property Details:

| | | | |
|----------------------|------------------------------------|--------------------|---------------------------------------------------------------------|
| Year Built | 1940's (?) | County | Wayne |
| Type of Construction | 1-Story, Brick | Parcel No. | 22-50-029-012 |
| Square Footage m/l | 918 | School District | Fairfield PS District 112; Fairfield High School |
| Total Rooms | 5 | Heat | Gas Forced Air ("York") |
| Bedrooms | 3 | A/C | Central ("York") |
| Bathrooms | 1 Full | Water | City |
| Foundation | Partially Finished Basement, Block | Sewer | City |
| Garage | 1-Car, Detached (20'x22') | Utilities m/l | Elec.: Wayne-White; City Gas (no averages available due to vacancy) |
| Lot Size m/l | 120'x56' | Property Taxes m/l | \$2,315.60 (ESTIMATED w/ owner occ. ex. only at current assessment) |

Notes:

Room Dimensions—Living Room: 11'x15'5"; Kitchen: 7'6"x14'6"; Bedroom 1: 11'x10'7"; Bedroom 2: 10'1"x11'; Bedroom 3: 12'x8'6"; Bathroom (full): 4'10"x7'5"; **Basement**—Family room (finished): 15'7"x32'10"; Utility Room: 11'x23'10"

Items Included—Refrigerator; Range; Washer; Dryer; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist;
SELLER DOES NOT WARRANTY ITEMS

More Features...125-amp electrical service on old-style Stab-Lok breakers; architectural shingle roof; brick exterior; carpet and tile flooring throughout; 40-gallon "AO Smith ProLine" gas water heater (2018); approx. 482 sq. ft. partial wrap-around covered porch; 7'x10' yard shed

THIS PROPERTY AND ANY ITEMS INCLUDED ARE OFFERED "AS-IS, WHERE-IS" WITH ALL FAULTS, IF ANY. NO WARRANTIES WRITTEN OR IMPLIED.
Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing on or before May 29th, 2026. The auction sale is not contingent upon financing, appraisal, or inspections of any kind. Buyer must conduct all due diligence prior to bidding. By bidding, Buyer acknowledges and accepts these terms and agrees to complete the purchase pursuant to the terms of the real estate auction purchase agreement. Seller shall pay 2025 and all prior real estate taxes and give credit to Purchaser for pro rata share of 2026 real estate taxes based on the most recent figures available at the time of closing. Possession shall be granted at closing. Subject to RESERVE (undisclosed minimum price) and sold in the manner resulting in the highest total sale price. Offered as one tract with all bidding in "lump sum" pricing for the entire property to determine the final purchase price. ALL BIDDING SHALL BE CONDUCTED ONLINE ONLY. Offered in lieu of survey with reliance upon acreage totals, estimated boundary lines, and other information found in the public record. All closing costs and settlement fees shall be split/paid by the parties in the customary fashion at closing. The real property and any/all improvements are being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." All announcements made on final day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents.

NO BUYER PREMIUM!!!

SELLER: MAYNARD P. DOTY HEIRS (MICHELLE WHATLEY AND MELANIE HOLMES)

VIEWINGS AND INSPECTIONS BY APPOINTMENT

Contact Dustin at (618) 445-2267 or email: dustin@integritylistings.net

BIDDING DETAILS AND PICTURES ONLINE



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"See the difference INTEGRITY makes!"

Dustin Hawkins, Designated Managing Broker/Auctioneer, IL License #471.000893/441.002027

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