

ONLINE AUCTION

RURAL REAL ESTATE - FORMER CHURCH BUILDING

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

BIDDING OPEN: SATURDAY, MARCH 21ST @ 8AM
SOFT CLOSE: SATURDAY, APRIL 4TH @ 7PM



PROPERTY LOCATION: CR 950 E AND CR 450 N, GRAYVILLE, IL 62844
(FRENCH CREEK PRECINCT, EDWARDS COUNTY)

DIRECTIONS: The auction property is located at the intersection of County Roads 950 E (Browns/Grayville Blacktop) and 450 N approximately halfway between Browns to the north and Grayville to the south. **(SIGNS POSTED)**

AUCTIONEER'S NOTE...

INTEGRITY REALTY & AUCTIONS is pleased to present the **GRACE FELLOWSHIP CHURCH** real estate auction featuring the sale of the former Fortney Methodist Church building in rural Edwards County! This property is offered **ONLINE ONLY** as a singular tract with all bidding in lump sum increments. See our information sheet for all the details and call Dustin for a guided tour!

Property Details:

Year Built	1950's (?)
Type of Construction	1-Story, Frame w/ Brick Masonry
Square Footage <i>m/l</i>	2,183 <i>see more features</i>
Total Rooms	8
Bedrooms	n/a
Bathrooms	2 Half
Foundation	Finished Basement, Block/Poured Concrete
Garage	n/a
Lot Size <i>m/l</i>	0.75 +/- Acre

County	Edwards
Parcel No.	12-28-400-001
School District	Grayville CUSD #1
Heat	LP Forced Air ("Rheem" and "Coleman")
A/C	Central (2 Units)
Water	City (Albion/Browns)
Sewer	Septic
Utilities <i>m/l</i>	Elec.: Ameren; Propane: <i>*market*</i>
Property Taxes <i>m/l</i>	<i>no tax estimates available</i>

Notes:

LEGAL Description: Part of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section 28, Township 2 South, Range 14 West, more particularly described as follows, to wit: Commencing at the Northwest corner of said tract of land, thence East 12 rods; thence South 10 rods; thence West 12 rods; thence North 10 rods, to the place of beginning, containing .75 acres, more or less. (Parcel Number: 12-28-400-001)

GPS COORDINATES: Latitude 38.312962, -87.982352 Longitude

Room Dimensions—Foyer: 7'3"x14'8"; Main Sanctuary: 34'2"x26'3"; Overflow Room: 22'4"x13'7"; Stage Area: 15'4"x13"; Office/Prayer Rooms: 12'6"x8'10"; Staircase Land- ing: 9'x5'3"; **Basement**—Kitchen: 20'11"x12'5"; Fellowship Hall: 34'x29'8"; Nursery: 10'9"x13'4"; Bathroom 1 (half): 5'2"x7'8"; Bathroom 2 (half): 3'x8'5"; Utility Room: 11'1"x13'5"

Items Included—Pews; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist; Dehumidifier; LP tank **SELLER DOES NOT WARRANTY ITEMS (commercial ice maker is NOT included)**

More Features...200-amp electrical service on breakers; metal roof (2017); brick exterior; carpet, 2-part poly floor coating in basement, and vinyl flooring; 40-gallon "Richmond" electric water heater (2015); updated to breakers and some new wiring (2015); replaced exterior doors (2016); replaced light fixtures in sanctuary, overflow room, foyer and some exterior; great location on the Browns/Grayville blacktop in the country

TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing on or before May 8th, 2026. 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 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: GRACE FELLOWSHIP CHURCH (Nicholas Wiseman, Elder)

VIEWINGS AND INSPECTIONS BY APPOINTMENT

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

BIDDING DETAILS AND PICTURES ONLINE



301 Illinois Route 15 (West)
 Albion, IL 62806 (618) 445-2267

"See the difference **INTEGRITY** makes!"

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

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