



# PUBLIC AUCTION



*Beckman & Sparrow Properties*

**Thursday, March 5, 2020 at 7:00 PM**

**Powhatan Restaurant, Pocahontas Illinois**

**PUBLIC SHOWING:**

**Sunday, Feb. 23, 2020 from 12-2 PM**



Part of Parcel # 04-13-22-401-001  
Listed by Seven Oaks Realty, LLC  
Managing Broker, Myra Mollett

**42.8 Acres of Hunting  
with Some Marketable Timber**

This 42.8 Acres has a 30' easement connecting to IL Rt. 143, a mile and a half west of Beaver Creek, Bond County. The property has a complete survey with markers on the boundary lines.

**Auctioneer's Note:** Two great properties to be offered for sale at one location! If you're looking for hunting/recreational property, one or both of these properties may fit your needs. Appetizers will be served at sale. Watch for signs at public showing. For a private showing, call Adam, Wayne or William. *Thank you.*

**Terms and Conditions: Real Estate:** Property sold "AS IS, WHERE IS." No warranties or guarantees written, expressed or implied. Down payment of 10% (non-refundable) is required day of sale. Buyer will enter into real estate purchase agreement immediately following auction, with balance due at closing in approximately 30-45 days. Announcements made the day of sale take precedence over printed material. *Not responsible for accidents or theft should any occur.*

**Mollett Auction Service, LLC Auctioneers & Realtors**

**Wayne: License #440.000839  
618/920-6694**

**Adam: License #441.002086  
618/267-3086**

**Prairieland Real Estate, William Duckworth 618/401-8378 Lic#471.016110**

For full listing with photos visit [www.auctionzip.com](http://www.auctionzip.com) Auctioneer #23925  
[www.mollettauctions.com](http://www.mollettauctions.com) –or– Find us on Facebook at Mollett Auction Service

**PUBLIC SHOWING:**

**Sunday, Feb. 23, 2020 from 3-5 PM**



Parcel ID #s 05-10-30-310-001, 102-001 & 08-09-25-402-001  
Listed by Prairieland Real Estate  
Managing Broker, William Duckworth

**92 +/- Acres of Recreational &  
Hunting Ground with Income**

There is 38 +/- acres of tillable ground in this tract of land. The balance consists of hunting/recreational property. Located on US 40, just east of Exit 36, Pocahontas, Bond County. (County water available)