



# PUBLIC AUCTION



*For Roger Gehman Family*

**OPEN HOUSE: Saturday, March 14th 12noon - 2pm**



**Saturday, April 11, 2020 11:00 AM**

**1273 E 800 Avenue, Shobonier, IL 62885**

**Directions:** From 51 South at Shobonier, go East 4 miles. Turn right at Augsburg Church. Go South to 800N. Turn Right to first place on right. Watch for signs.

**Real Estate:** 5.4 Acres mini farm. Home is just waiting for a family to remodel to make it their own. Barn, shed and a detached two car garage or shop sit on this property. The property is home to flowering trees and a mini orchard. Enough tillable ground to establish more garden area. This property is ready to be your new farm.

**Items to be Sold:** Grain Wagon (under roof), Water Filter/Sand, 2" Lay-flat Hose (several hundred feet), Stihl Leaf Blower/backpack, 2 Wringer Washers, 1 Pallet of Fiberglass Stakes, Stihl Hedge trimmer, Beehives & Components, Motorized Backpack Sprayer (hi-pressure), Steel Wheel Barrow, 2" Hose Fitting, Hunting Blind, Hunting Clothes, Left Handed Mission Bow (loaded), Coyote Decoy, Deer Decoy, Deer Calls, Rubber Card Stampers, Horse Shoes, Shoeing Stocks, Hand Tools, Strawberry Boxes, Water Tank, Honda Air Compressor (needs work), 2 Wood Stoves, Work Tables, Adult Bike, 5 gal. Buckets, Garden Hose, ½' Craftsman Air Impact (new), Baby Backpacks & Bathtub, Infant Car Seat, Changing Station, Small Dog Kennel, Pony Mare (possibly in foal), Pony Colt ... and more to come!

**Auctioneer's Note:** Roger Gehman and his family will be moving out of state. So offered for sale will be their real estate and personal property. Don't miss this opportunity to purchase a nice 5 acre tract in Fayette County, just miles from the local produce auction. Join us March 14<sup>th</sup> to view this property and April 11 at 11am for the public auction. *Thank you Wayne and Adam*

**Terms and Conditions:** **Real Estate:** Property sold "AS IS, WHERE IS." Potential buyers may do inspections at their own expense. Down payment of 10% (non-refundable) is required day of sale. Buyer will enter into real estate purchase agreement with Seven Oaks Realty day of sale with balance due at closing in approximately 30-45 days. **Personal Property:** Cash, check, or credit card will be accepted for payment of items purchased. Please settle with cashier for all items immediately and before removing from the premises. All items sold 'as is, where is.' No warranties or guarantees written, expressed or implied. Announcements made the day of sale take precedence over printed material. **Not responsible for accidents or theft should any occur.**

**Restroom and Lunch Stand on grounds**

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

Wayne: License #440.000839  
618/920-6694

Adam: License #441.002086  
618/267-3086

For full listing with photos visit [www.auctionzip.com](http://www.auctionzip.com) Auctioneer #23925  
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