



ONLINE AUCTION



Jeffrey and Patricia Mitchell, owners

Online Bidding ONLY

OPEN HOUSE: JUNE 18th from 5pm-7pm

BID NOW!! Closing JUNE 19, 2020 7PM CST
SOFT CLOSE

Register to bid at mollettauctions.hibid.com



1716 US Route 40 East - Smithboro, IL 62885

Directions: to the property from Greenville: Take US RT 40 East past Smithboro 2 ¼ miles. Home on right.

Real Estate: This is an online only auction that ends June 19th at 7pm with a soft close. Don't miss the opportunity to own this 3 bedroom, 2 bath home and 12ac +/- mini farm. The home has several wonderful features including real hardwood floors, stone front kitchen bar, and a covered 14x27 concrete patio. The bedrooms have walk-in closets and the master bedroom has an en suite. This property features a workshop, a 24'x30' w/ 10'x30' lean-to on both sides, carport, fenced pastures, timber with a small creek, and the beginning of a handmade log cabin.

Auctioneer's Note: This mini farm of 12 acres+/- would make a great location for you to raise your family or spend your retirement years. Join us June 18th for our open house to see this! *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 \$5,000 (non-refundable) is required within 24 hours, delivered to Seven Oaks Realty where buyer will enter into real estate purchase agreement with balance due at closing in approximately 30-45 days. Announcements made the day of sale take precedence over printed material.

Mollett Auction Service, LLC Auctioneers & Realtors

Wayne: License #440.000839

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For full listing with photos visit www.auctionzip.com Auctioneer #23925
www.mollettauctions.com -or- find us on Facebook at Mollett Auction Service