



PUBLIC AUCTION



155 Acres Prime Farmland with Home (153 Tillable)

Sold in 2 Tracts for Clarence Hauschild & Raymond Hauschild

Bid Live on Location or Online

at mollettauctions.hibid.com

May 15th at 1 PM

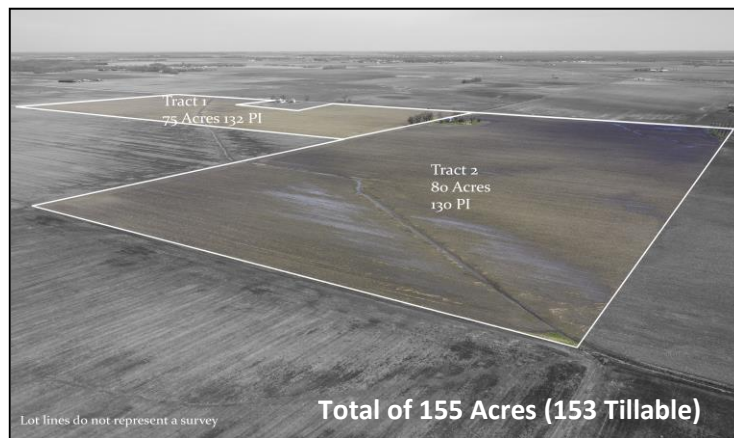
Located at 7467 Red School Road – Gillespie, IL 62033

PUBLIC VIEWING: April 25th 1-3 PM

Register and prebid starting April 15th at mollettauctions.hibid.com

Tract 1

**75 Acres
All Tillable
PI 132**



Tract 2

**80 Acres Total
78 Tillable
PI 130
2 Acres w/ Home**

Parcel ID#s 10-000-441-00 and 10-000-445-00

Auctioneer's Notes: Tract 1 will consist of 75+/- Acres all tillable with a PI of 132 and Tract 2 will consist of 80+/- Acre with 78+/- acres tillable with a PI 130 and home on 2 acres with rental income (\$300.00 a month). Buyer to receive 2021 crop rental income of 50/50 split. Buyer to pay for 50% of fertilizer and chemicals applied to 2021 crop. Buyer possession after 2021 crop is harvested. *Due to covid-19 guidelines – masks are not required but suggested if physical distancing cannot be practiced (full face masks prohibited) We hope to see you there.* **Thanks!! Adam and Wayne Mollett**

Terms and Conditions: Buyers must send proof of funds on bank letterhead to wayne@mollettauctions.com before approval will be given to bid. Sold by the Acre. NO BUYER'S PREMIUM. Real Estate sold As is Where is. With no warranties or guarantees expressed, written or implied. This sale is not contingent on financing, so please have your financing in order. Perspective buyer can have inspections done, at their expense prior to the last bidding day of auction, however as stated earlier, the property is sold as is, where is. Seller will not negotiate any further on the property. 5% in the amount of the purchase price (non-refundable) to be delivered to Seven Oaks Realty at 989 E. Beaumont Ave Greenville, IL 62246 with 24 hours after notification that you are the winning bidder, Balance due at closing (approx.30-45 days)and possession given after 2021 crop harvested. Real Estate taxes for 2020 and 2021 will be pro-rated as of day of closing.

Wayne A. Mollett and Adam Mollett, Auctioneers and Realtors

Wayne (License #440.000839) 618.920.6694 & Adam (License #441.002086) 618.267.3086

Myra Mollett, Managing Broker of Seven Oaks Realty

www.auctionzip.com Auctioneer #23925, www.mollettauctions.com -or- fb at Mollett Auction Service