



ONLINE AUCTION



REAL ESTATE & PERSONAL PROPERTY - 2Bed/1Bath Fixer Upper
1103 W. Gallatin - Vandalia, IL

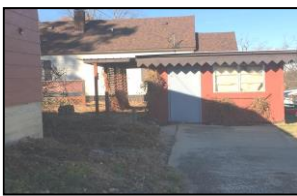
BID NOW thru January 13th 7PM (soft close)

Soft close-bidding on an item stays open until only one bidder left

OPEN HOUSE: January 2nd 12-2 PM

Personal Property Pickup & Real Estate Agreement Signing: Jan. 14th 4-6PM on Location

REGISTER/BID NOW at mollettauctions.hibid.com



REAL ESTATE: This 2 bedroom 1 bath home with a full basement is ready for you to put your hands to work and make it a nice home for a first time buyer or investment property. All knob and tube wiring has been removed. New breaker box installed with very little wiring being finished. Home has older oil furnace in it that is no longer in use, it will need a new HVAC system. Home has new roof and good character with arched entry way from kitchen to dining and hardwood floors throughout that need to be refinished. Out buildings include a newer 2 car garage and a one car garage that has been converted into a workshop. This home is located on the west edge of town but close enough for a walk uptown. Be sure to call for private viewing or come to the open house January 2nd from 12-2 PM CST. Real Estate and personal property are sold AS IS, WHERE IS without reserve and no warranties or guarantees expressed written or implied. Thank you Wayne 618-920-6694 & Adam 618.267.3086 (*buyer's premium of 10% will be reduced to 3% upon signing the purchase agreement*)



Personal Property: 4000W 220V Comfort Heater, Shop Vac, 2 Window Fans, Work Stool on Casters, Microwave, Mini Frig, Total Body Workout Bench, Fuel Oil Tank, Kwikset Installation Kit, Two New Attic Pull Ladders 8'9", Paper Back Books, Nails, Screws, Misc Electrical, Two Wheel Doll Cart and Bucket, Like New Push Mower, Electric Hedge Trimmer,— Go to mollettauctions.hibid.com to register and bid!!

Auctioneer's Note: This small auction has big potential for the right person. Whether you choose to create a home for your family or purchase it as an investment for your future – you will forever be proud of the work you put into this project to create such a beautiful residence. The personal property can be an asset to the home purchaser or for anyone needing some home items in good condition. See you at the open house! Thank you Wayne and Adam

Terms and Conditions: Real Estate is sold 'AS IS, WHERE IS" (WITHOUT RESERVE) with no guarantees or warranties, expressed, written or implied. Potential buyers may do inspections at their expense. Real Estate requires \$2000.00 earnest money plus the 3% buyer's premium by certified funds (non-refundable) and must be taken to Seven Oaks Realty, 989 E. Beaumont Ave., Greenville, IL no more than 24 hours following the closing of auction, with the balance due and possession give in approximately 45 days. You will also enter into a real estate purchase contract with Seven Oaks Realty for said property. Auction Company provides information from seller and county records it is the responsibility of the buyer to verify all data. All inspection must be done prior to close of the auction at buyer's expense. This sale is not contingent on any inspections, appraisals, or financing. **PERSONAL PROPERTY TERMS:** A 4% surcharge will be added to the amount of the purchase and will be charged to your credit card upon settlement of purchases along with a 10% buyer's premium immediately following the close of the auction. ALL ITEMS MUST BE PICKED UP ON PICKUP DAY, NO EXCEPTIONS! Items not picked up WILL BE DISPOSED OF OR RESOLD BY MOLLETT AUCTION SERVICE (original buyer of these items will have no right to the proceeds of said items).

Mollett Auction Service, LLC Auctioneers & Realtors

Wayne: 618.920.6694 Lic #440.000839 Adam: 618.267.3086 License #441.002086

Full Listings & Photos at: auctionzip.com Auctioneer #23925 | mollettauctions.com | FB Mollett Auction Service

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