



ONLINE ONLY AUCTION



Sellers: Jerry and Stephanie Goodin, Owners

80 Acre Grain & Livestock Farm

3 Bedroom/2 Bath Home with Outbuildings

Located at: 1444 N 100 St - Mulberry Grove, IL

OPEN HOUSE:
JULY 3rd 12-3PM

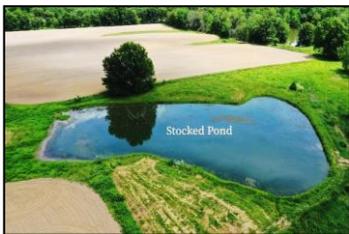
BIDDING ENDS:
JULY 18th 7pm
Soft close

Register
BID NOW

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What an opportunity! You can live in the country and raise livestock - plus have enough tillable acreage to raise grain or hay! This 80 acre tract of land has a 3 bedroom 2 bath stick built home with county water and septic. Outbuildings include a 35 x 55 shop with concrete floor and a 40 x 80 open sided pole barn for hay or equipment storage. There is also 62 x 160 hoop building that was used as a riding arena with a couple of horse stalls inside. This farm has 52 acres tillable at this time plus ground that could expand tillable acres to 65+. 50% of the cash rent will go to the new owner along with a percentage of the crop harvested in 2022. There is also about a 2 acre pond stocked full of good bluegill and bass for the fisherman in the family and for the hunter, backwoods tree line. This auction is online only and sold AS IS WHERE IS with no warranties or guarantees expressed written or implied.



Terms and Conditions: NO BUYER'S PREMIUM. Real Estate sold As Is Where Is. With no warranties or guarantees expressed, written or implied. 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. \$25,000 required down certified funds (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. Buyer will enter into a purchase agreement with Seven Oaks at that time, with balance due at closing and possession given at closing (approx. 45 days). Seller has the right to refuse any or all bids.

Mollett Auction Services, LLC Auctioneers and Realtors

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Myra Mollett, Managing Broker of Seven Oaks Realty

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