



PUBLIC AUCTION



20 Acres w Mobile Home & Personal Property of Ralph Rivera

August 6, 2022 at 9 AM

OPEN HOUSE: July 26th 4-6 PM

1561 Hastings Cemetery Ave., Mulberry Grove, IL



REAL ESTATE: Beautiful wooded acreage in the country of Mulberry Grove! Currently a mobile home and a few small outbuildings sit on this 20 Acre piece of property. You can move right in as your forever home or live on site in the mobile home while building the home of your dreams! Parcel# 03-07-08-410-001. Mobile Home VIN# CLS097868TN. Be sure to join us at the open house on July 26th or call for your private viewing today! *Home is sold AS IS where is with no warranties or guarantees expressed written or implied.*

PERSONAL PROPETY: 1986 Honda VF 1100 VIN 1HFSC1Z03GA302931; 2007 Honda VT1100 VIN 1HFSC18087A103980; Utility Trailer 10' W Title, Tuff Shed Keystone Series 10'x16' Storage Shed, 5 ft box blade, Water Pump, Portable Lincoln Arc Welder on Trailer (needs work), GenPole, Bench Vise, Power Craft Drill Press, 2 Wheel Dollies, Chop Saw, 5th Wheel Hitches, Tool boxes, Hose Reel, Drill Bits, Torch Tanks, Outside Ornaments, Oil, Craftsman 1hp Air Compressor Paint Sprayer, 3hp Air Compressor Paint Sprayer, 4Wheeler Body, Craftsman Push Mower, Stationary Bike, Camper Shell, Bicycle, Waterbed Frame, Gas Stove, Refrigerator, Daisy BB Guns, Air Rifles, Gun Cabinet, Filing Cabinets and more to be added on sale day!

AUCTIONEER'S NOTES: Since moving out of state, this real estate and property is being offered at auction. Join us August 6th and please be on time – 9AM! Personal Property will sell quickly. There will be a Lunch Stand and Restroom on grounds on Auction Day. *Thank you for your continuous support - 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 \$10,000 (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.*

Mollett Auction Service, LLC Auctioneers & Realtors



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