



ONLINE ONLY AUCTION



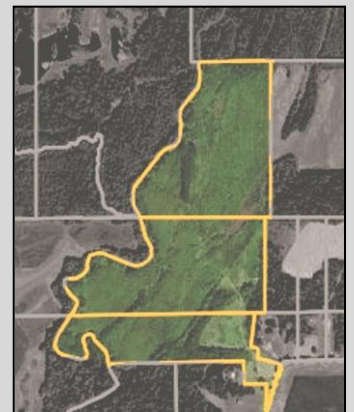
**68.21^{+/-} Acres Hunting/Recreational w Income
xxx Mt. Tabor, Greenville-IL**

BID NOW THRU SEPT. 26th

PUBLIC VIEWING: Sept. 11th 1-4 PM

Register
BID NOW

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*From Greenville, Go North on Red Ball Trail 7.1 miles. Turn Left onto Mt. Tabor Ave. *Watch for Signs**

This 68.21 Acres of hunting and recreational property is loaded with deer and turkey and hundreds of pecan trees (most planted 10 years ago). There is road frontage and a building site suited for a walkout home or hunting lodge, with county water and electric available at the road, along with a well to boot. It is 40 acres in CRP program until Sept of 2034 with a payment amount of \$6400.00. 2022 payment will go to the seller and there after the buyer must comply with CRP requirements and keep the ground in the program until maturity. Mowed trails for hunting and property inspection. Parcel #s 06-0234-403-001, 06-0602-105-001, 06-0602-307-001. Join us at the open house or call for a private viewing today!

Terms and Conditions: Real Estate is sold "AS IS, WHERE IS" with no guarantees or warranties, expressed, written or implied. Potential buyers may do inspections at their expense. Buyers are obligated to fulfill the remainder of the CRP contract! Real Estate requires \$25,000.00 earnest money by certified funds (non-refundable) plus buyer's premium of 2% must be taken to Seven Oaks Realty, 989 E. Beaumont Ave., Greenville, IL no more than 24 hours following the acceptance of final bid price, with the balance due and possession give in approximately 30-45 days. You will also enter into a real estate purchase contract with Seven Oaks Realty for said property. The Auction Company provides information from seller and county records, but it is the responsibility of the buyer to verify all data. *Frank S & Debra D Presson, Trustees*

Mollett Auction Services, LLC Auctioneers and Realtors

Wayne (Lic #440.000839) **618.920.6694** & Adam (Lic #441.002086) **618.267.3086**

Myra Mollett, Managing Broker of Seven Oaks Realty

auctionzip.com **Auctioneer #23925**, www.mollettauctions.com

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