



ONLINE ONLY AUCTION



Hunting & Recreational Property

off Dolls Orchard Road – Pocahontas, IL

BID NOW thru Nov 17th 7PM

Register
BID NOW

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This 37.9 Acres of Timber and Brush is located a 1/2 mile west of the south edge of Pocahontas-IL, a mile north of Dolls Orchard Road - just south of the old railroad bed. **PROPERTY DOES NOT HAVE LEGAL ACCESS!** The property has been select cut for logs approximately 10 years ago; the buyer will need to have their own arrangements made to gain access to the property. Parcel # 07-12-02-403-001 is owned by Frank C Watson Trust of Greenville, IL. Taxes for 2021 were paid in the amount of \$152.24. Any questions, please call Wayne 618-920-6694 or Adam 618-267-3086.

Terms & 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. Real Estate requires 10% 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. 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. Only high bidder will have the opportunity to negotiate following the auction. Again property is sold "AS IS WHERE IS" SELLER HAS RIGHT TO REJECT OR REFUSE ANY AND/OR ALL BIDS

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

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