

3 BED 2 BATH HOME w SHOP-1 ACRE

1283 Red Ball Trail, Greenville-IL

BID NOW thru MAY 11th 7PM

OPEN HOUSE DATES:

April 17th 4-6 PM and May 1st 4-6PM

(the April 17th OPEN HOUSE coincides with the Wade's Online Only Personal Property Preview)

Register
BID NOW

mollettauctions.hibid.com



The Wades' purchased their home in 1970 as the second owner and have lived there since. They have taken very good care of the home with continual maintenance and upkeep. (See online for more) This home is located 1/4 mile from the Marina. This would be a great home to raise a family or just to downsize from a larger home with its 3 bedrooms and 2 baths. The home features a large kitchen and dining room, a gas fireplace in the upstairs living room, and a downstairs family room and game room. Don't miss this opportunity to be only 1.5 miles from the schools, on the north edge of Greenville. Parcel # 06-06-35-105-006, 2021 Taxes paid \$2792.00 with home owners and senior exemptions. Property is sold AS IS, WHERE IS with no warranties or guarantees expressed, written or implied. Sellers have the right to refuse or accept final bid price.

Terms and Conditions: Auction 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 \$5000.00 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. 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

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

fb at Mollett Auction Service

www.mollettauctions.hibid.com to bid our current online auctions

