



# PUBLIC AUCTION



**Real Estate & Personal Property of Dustin Knerrer & Christal Scott**

# June 17<sup>th</sup>, 2023 at 10 AM

## OPEN HOUSE: May 25<sup>th</sup> 5-7 PM

**LIVE on LOCATION at 5 IL Rt 140, Mulberry Grove-IL**

**REAL ESTATE WILL BE SOLD AT 12NOON SIMULCAST**

**LIVE on LOCATION or ONLINE at [mollettauctions.hibid.com](http://mollettauctions.hibid.com)**



**REAL ESTATE:** WOW what a great opportunity to own a 6 bedroom 5 bath home to raise a family. This 52.4 acre farm has plenty of timber for raising livestock or hunting with trophy deer and turkey sited on the property. This home has an updated kitchen and master bath with an in-laws quarters attached. It has a full walkout basement and a 2 car attached garage, and out buildings to boot. There is hay ground in the bottom for income and small pasture on the up ground for livestock and horses. This real estate will sell at 12 NOON simulcast live and online. 2 Parcels selling as one lump sum Parcel # 02-13-31-100-019 2021 Taxes \$5,293.00 Parcel # 02-13-31-100-016 2021 Taxes \$160.00 both parcels are located in Bear Grove Township Fayette County IL

## THESE ITEMS SELL LIVE ONLY AT 10AM



**CAMPER/TRAILER:** Nomad Travel Trailer 28ft Sleeps 10 Model 3060, New RV Water Pump, Pickup Bed Trailer (no title),

**TRACTORS:** Kiota CK25 Tractor (F70100150) 26hp 1205 hrs w/KL130 Loader, 1650 Oliver Tractor w/6ft Bucket Loader (new head gasket, new water pump, 2 new injectors & pump), Oliver Super 77 (new clutch, carb rebuilt, new seat), 42' Kewanee Elevator, Massey Ferguson Round Baler (string), Holset Turbo (fixed vane), 6' Bush Hog, Oliver Bailer 62T, John Deere 15' Field Cultivator, Kewanee 15' Disc, Troy Built 27ton Log Splitter, County Line 35ton Log Splitter, 6ft Box Blade w/Teeth, 5ft Bush Hog, ACS 8ft Bucket, International 1150 Grinder Mixer, Kewanee Blade, Log Bucket, Hay Spear, Hay Tetter, MF Round Hay Baler, more

**MISC:** Canning Jars, Magnetic Flag Holders, Oversize Load Sign, Laminate Flooring NIB, Golf Clubs in Bags, Trampoline, 4 Trail Cams (sd card), 3 15' Deer Stands, 17' Deer Stand, Climber Deer Stand, Bulk Lead, American Racing Tires 225/60R16 M+5, Bicycles, 300 gallon Fuel Tank, Oxygen/Acetylene Set (no lease), Wood Stove, Steel Traps, Reflectors, Scrap Iron, etc

**LAWN/GARDEN:** Craftsman 18" Chainsaw, Heavy Duty Garden Hose, Lawn Spreader, Tiller, Garden Planter, Echo Chainsaw, ATV Spray Tanks, Lawn Sweep, more

**FARM:** Metal Water Trough, Plastic Water Trough, Pannier Hog Feeder, Calf Hutch, Spray Tank, Feed Scoops, Post Driver, Hay Moisture Meter, Chicken Feeder/Waterers, Fence Wire, Hay Rack, Utility Trailer (no title), Welded Pallet Racking, Draw Bar Extension, more

**TOOLS/SHOP EQUIPMENT:** Workbench, Vise, Forney Welder, Organizers w Contents, Delta 8 1/4" Bench Saw, Shop Cabinets/Trays, Paint Sprayers, Roller Chain, Chain Boomers, Air Hoses, 15-40 Barrel Oil, Shop Lights, etc

**AUCTIONEER'S NOTES:** Dustin and Christal are relocating and will be selling at auction most of their farm related items and a few household furniture along with some bicycles and misc. *Thank you Wayne and Adam*

**Terms and Conditions:** **Real Estate:** Real Estate: SELLER HAS RIGHT TO REJECT OR REFUSE ANY AND/OR ALL BIDS. 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 \$10,000.00 down certified funds (non-refundable) plus 2% buyers premium for online buyers within 24hr of the close of this auction to Seven Oaks Realty located at 989 E. Beaumont Ave Greenville, IL 62246. Buyer will enter into a purchase agreement with Seven Oaks Realty at that time, with balance due and possession given at closing in approx. 45 days. Announcements made the day of sale take precedence over printed material. Not responsible for accidents or theft should any occur. **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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Myra Mollett, Managing Broker For Seven Oaks Realty

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