



# ONLINE AUCTION



**45x80 Heated Storage Shed/Shop on 5 Acres**

**BID NOW thru Aug 29<sup>th</sup> 7PM**

SOFT CLOSE

**1211 Ridge Avenue, Greenville-IL**

**Showing by Appt Only – Call Adam at 618-367-3086**

**REGISTER/BID NOW at mollettauctions.com**



This 45 x 80 heated building with concrete floor, bathroom and office area has been used for a multitude of different uses - Including a truck shop, auto repair shop and most recently the beginning of Belcher's Power Equipment before they relocated out to Hwy 40. This 5 acre tract is in a great location, close to IL RT 127 and US Hwy 40. City sewer in working order with well water into the building. There is a city water tap included in the sale of the property. 45 x 80 building includes 5HP air compressor with line running throughout the building, welder, bench and vise, multiple power supplies, 2 post lift included. 2 -16' x 13 '10" overhead doors and 2-12' x 12' overhead doors. Contact city zoning for zoning requirements. 2023 Taxes \$2,879.00 Call Adam at 618-367-3086 to setup an appointment for showing. Sellers Wayne and Myra Mollett

**TERMS & CONDITIONS:** 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 earnest money of 5% down certified funds (non-refundable) plus 5% buyer's premium 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) Registered Bidder must be the signer on Real Estate contract

**Mollett Auction Service, LLC Auctioneers & Realtors**

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Full Listings & Photos at: [auctionzip.com](http://auctionzip.com) Auctioneer #23925

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