

## 3Bed/1Bath Home w Outbuilding on 101 Acres in 3 Tracts

### 1493 Tower Ave, Mulberry Grove-IL

**CLOSING LIVE IN PERSON & ONLINE**

**NOVEMBER 30<sup>th</sup> at 12noon**

**OPEN HOUSE: November 10<sup>th</sup> 12-2PM**

Register  
PREBID

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Lot 1 is Tract #1 a Hunters' Paradise, consisting of a 3 bedroom home sitting on 10 acres. This would be a great place to call home or turn into a hunting retreat. The home has a nice size kitchen w island and a dining room large enough to fit a table for 10 people. One large bedroom that could be made into bunk room with 2 other bedrooms and a bath for sharing. Good sized living room overlooking bottomland where deer and turkey are present almost every day. Lot #2 is Tract 2 consists of 30+/- acres with approximately 8 acres tillable, a horseshoe shaped pond and the balance is wooded. Lot #3 is Tract 3 consists of 61 Acres +/- with approximately 20 acres tillable and the balance in woods with a creek on the east side property line. Lot #4 is a 22 ft by 22ft 7ft tall carport. Lot 5 is a carport 12ft w 12ft t and 27ft deep.

**Real Estate 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. 2% Buyer's Premium Online Bidders, 0% for Live Bidders. Real Estate requires \$5000.00 earnest money by certified funds (non-refundable) plus buyer's premium (if applicable) 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 given 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 Service, LLC Auctioneers and Realtors

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