



SIMULCAST AUCTION



Wayside Antiques – Buildings on 12.95 Acres
Closing Live & Online Nov 29th 11AM

1659 IL Rt 127, Donnellson-IL

OPEN HOUSE: November 16th 12-2PM

REGISTER/PRE-BID NOW at mollettauctions.com



The Estate of Leon John Wall Trust will be offering this 12.95 acres property for sale online and live in person. The property has a main store front building of approx. 13,000 sq ft of showroom/retail that was used as an antique store. Also attached to the antique store is a 60 x 96 insulated post frame building with 2-10' overhead doors being currently used for storage and display. To the north of the main building there is a 68 x 96 insulated post frame building with mezzanines. This building has approx. 1/3 of it lofted and also has an 11' overhead door with a small lean-to on the west side of more access to the main part of the building. There is approximately 6 acres of tillable land with a branch creek running across the property. There is an entrance to the back part of the property off of Sorento Ave. The possibilities are endless for this rural property in high traffic area on a major highway! Don't miss this opportunity!

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 enter into a real estate purchase contract w Seven Oaks Realty for property. Auction Company provides info 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 & Realtors



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Full Listings & Photos at: auctionzip.com Auctioneer #23925

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