



ONLINE AUCTION



243 +/- Mostly Tillable Farmland

BID NOW thru DEC 1st 1PM

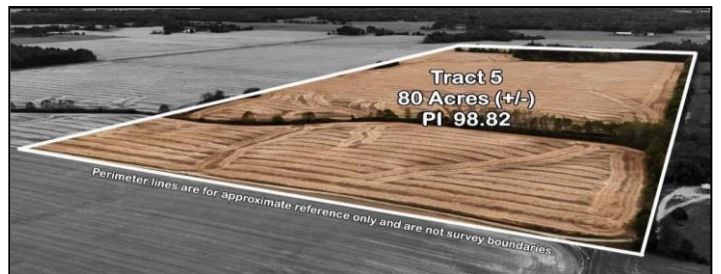
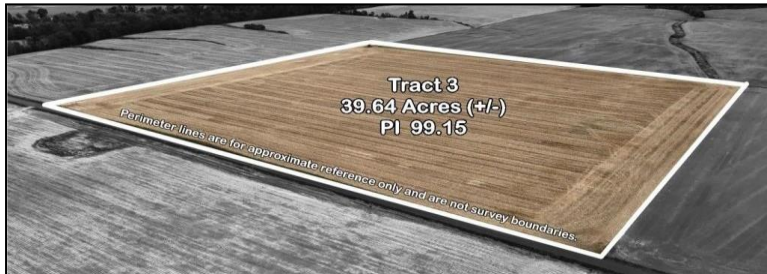
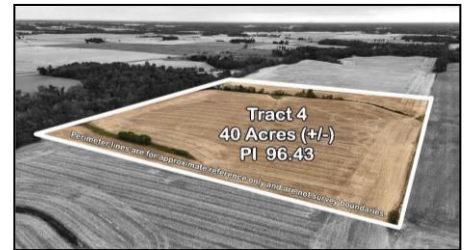
****We will have computers set up at the Washington County Fairgrounds Office in Nashville, IL by 11AM for those who may need help with online bidding****

Located in Pilot Knob & Bolo, Washington Co-IL

PROPERTY VIEWING: November 17th 12-2PM

REGISTER/PRE-BID NOW at mollettauctions.com

We will be on location for property viewing & packet information, November 17th at Tract 1 or email advertising@mollettauctions.com to request information packets. All tracts for location only, belonged to Robert & Bessie Kozuszek Trust. Seller: Amy Tiberend.



LOT #1 – Tract 1: Consisting of 40 Acres +/- Est PI 101.13

PIN# 13-17-31-200-001 Soil Types: Blair, Hickory, Wynoose, Bluford & Ava. Located south of Oakdale Road along Lincoln Road, about 3 miles south of Nashville, IL

LOT #2 – Tract 2: Consisting of 44.25 Acres +/- Est PI 109.99

PIN # 13-17-02-200-004 Soil Types: Blair, Hickory, Winfield, Marine, Birds. Located west of IL RT 127 on Fillmore Road, about 1 mile south of Nashville, IL

LOT #3 – Tract 3: Consisting of 39.64 Acres +/- Est PI 99.15

PIN # 03-18-20-100-005 Soil Types: Blair, Wynoose, Bluford, Ava. Located East of IL RT 127 on the South side of Posen Road, about 1 mile south & 2 miles east of Nashville, IL

LOT #4 – Tract 4: Consisting of 40 Acres +/- Est PI 96.43

PIN# 03-18-20-251-001 Soil Types: Blair, Hickory, Bluford, Ava, Wilbur. Located East of IL RT 127 On the south side of Posen Road, about 1 mile south & 2 miles east of Nashville, IL

LOT #5 – Tract 5: Consisting of 80 Acres +/- Est PI 98.82

PIN# 13-17-31-200-001 Soil Types Blair, Hickory, Wynoose, Bluford, Ave, Wilbur. Located South of Oakdale Road on Lincoln Road 1/4 west of Tract 1. about 3 miles south of Nashville, IL

TERMS & CONDITIONS: BEING SOLD PER ACRE BASED OF COUNTY RECORDS Real Estate is sold 'AS IS, WHERE IS' with no guarantees or warranties, expressed, written or implied. Potential buyers may do inspections at will. Real Estate requires 10% earnest money by Check or certified funds (all non-refundable) and must be taken to Seven Oaks Realty, 989 E. Beaumont Ave., Greenville, IL no more than 24 hours following notification from the auction service that your bid have been accepted by the sellers, with the balance due approximately 30- 45 days. You will also enter into a real estate purchase contract with Seven Oaks Realty for said property. Auction company provide 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 buyers expense. This sale is not contingent on any inspections, appraisals, or financing. Again property is sold "AS IS WHERE IS" Farming rights available for 2026 season! Sellers have the right to refuse any and all bids.



Adam: 618.267.3086 Lic #441.002086 Wayne: 618.920.6694 License #440.000839

Myra Mollett – Managing Broker of Seven Oaks Realty

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

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Mollett Auction Service, LLC Auctioneers & Realtors