

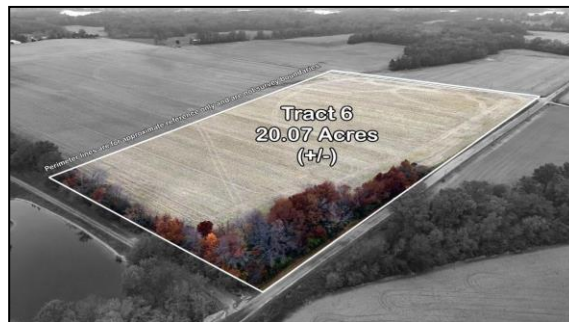
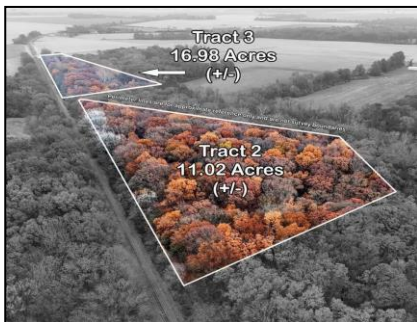
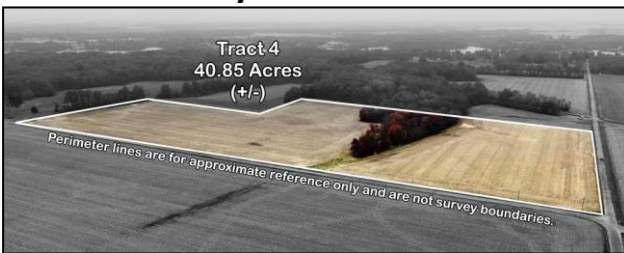
## 161.37 Survey Acres for Wynette Kay Bone **BID NOW thru JAN 12<sup>th</sup> 7PM**

1335 East Lake Dr Greenville, IL

**PROPERTY VIEWING: December 31<sup>st</sup> 2-4PM**

**REGISTER/PRE-BID NOW at [mollettauctions.com](http://mollettauctions.com)**

William E Donnell Executor for the Wynette Kay Bone Estate will be offering 161.37 surveyed acres of Bond County IL Farmland, Hunting and Recreational property for sale. Property will sell by the acre times surveyed acres in that lot. Farming rights available in 2027.



**LOT #2 – Tract 1: 32.08 acres**

Tract #1 is 32.08 acres with approx 22.5 acres tillable, balance in timber great for large game hunting. Soil Types are Atlas, Hickory, Bluford with Estimated PI of 99.96.

**LOT #3 – Tracts 2&3: 28 Acres**

Tracts #2 & #3 will include surveyed tracts 2 and 3 for a total of 28 acres. This is a hunter's paradise with large game all over this property. Tract 2 is located just west of Tract 3, Tract 2 has no legal access to gain entry from Tract 3. Tract 3 has a good level area to build on.

**LOT #4 – Tract 4: 40.85 Acres**

Tract #4 Surveyed acreage of 40.85 with approximately 33 tillable acres with balance in timber and waterway. Soil Types include Hoyleton, Atlas, Wynoose, Bluford with Estimated PI of 99.83

**LOT #5 – Tract 5: 40.37 Acres**

Tract #5 Surveyed acres of 40.37 of mostly tillable farmland. Soil types include Hoyleton, Hickory, Wynoose, Bluford and Ave with Estimated PI of 103.57

**LOT #6 – Tract 6: 20.07 Acres**

Tract #6 Surveyed acres of 20.07 of mostly tillable farmland. Soil types include Hoyleton, Atlas, Wynoose, Bluford with Estimated PI of 103.19

**TERMS & CONDITIONS:** TRACTS ARE LINKED TOGETHER NO TRACT WILL CLOSE UNTIL BIDDING STOPS ON ALL TRACTS. 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 payable to Certified Title plus 1% buyer's premium payable to Mollett Auction Service 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 2027 season! Sellers have the right to refuse any and all bids.



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Myra Mollett – Managing Broker of Seven Oaks Realty

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

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