



ONLINE AUCTION



4 Bedroom Small Country Cabin on 5+ Acres
BID NOW thru February 8th 7PM

601 Pan Estates Avenue, Sorento-IL

OPEN HOUSE: January 18th 12-2PM

REGISTER/BID NOW at mollettauctions.com



The 4 bedroom 1 with 1 1/2 bath is waiting for your touch to rehab into your country cabin get-away. This 5.05 Acres - very quiet and off the beaten bath piece of property - would make a great hunting cabin or weekend cabin to get away from it all! This property has a cabin with over 1600sq ft of living space, 4 bed 1 1/2 bath along with county water and rural electric, septic a 24 x 36 practically enclosed post frame building. Also, there is another little 12 x15 smaller cabin of which needs renovated. The main cabin has electric furnace upstairs and a wood burning stove in the main living area along with a wood burning fireplace in the main bedroom. This property is just waiting for you to make it your own little piece of paradise!

TERMS & CONDITIONS: 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. 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 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.

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