



# ONLINE AUCTION



## 5 Spring Hill Drive, Greenville-IL

### **BID NOW** thru **March 22nd 7PM**

### **OPEN HOUSE: February 23<sup>rd</sup> 4-6PM**

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



Well-maintained brick home offering space, privacy, and a functional layout with four bedrooms and three full bathrooms on the main level, including a spacious primary suite with attached bath and large walk-in dressing room with built-in shelving. A bright living room filled with natural light flows into an open kitchen and dining area, with double glass sliding doors leading to a large deck overlooking the woods—perfect for relaxing or entertaining. The partial basement includes a partially finished family or recreation room with new vinyl plank flooring, an additional full bathroom, walk-out access, and ample storage. New roof, generous living space, and beautiful natural views make this a property you won't want to miss.

**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 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 & Realtors**



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