

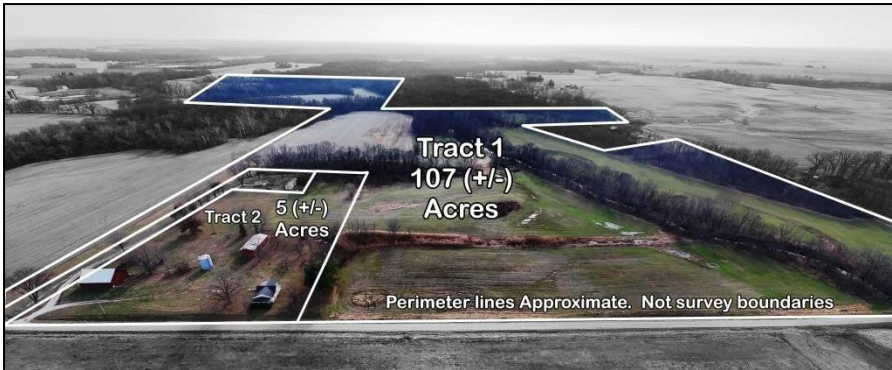
Jane Ellen Kaegy Trust – Home & Farmland

BID NOW thru MARCH 2nd 7PM

1130 Equine Avenue, Greenville-IL

PROPERTY VIEWING: February 15th 12-2PM

REGISTER/PRE-BID NOW at mollettauctions.com



TRACTS ARE LINKED TOGETHER NO TRACT WILL CLOSE UNTIL BIDDING STOPS ON ALL TRACTS

LOT #1 – 105 +/- Acres with Approximately 70 Acres Tillable

Tillage rights will not be available for 2026 crops season. However, new owner will receive 1/3 of the crop proceeds for 2026 with full crop right for 2027. This property follows a small creek excellent for hunting or recreation - with some income along with it.

LOT #2 – 2 Bed/1 Bath Home, Barn, Loafing Shed on 5 +/- Acres

This 5 +/- acres tract has a 2 bed 1 bath home with county water, septic that needs work and new meter loop upgrade, 36 x 80 loafing shed with a partially insulated garage and an old red barn that is in decent condition. This property just needs someone to make it their own by remodeling or building a new home. Located not far from Greenville-IL, but just far enough out of town to have a small produce farm or raise horses, goats, or sheep. About 3 acres tillable land that the farming rights for 2026 are not included. SURVEY TO BE COMPLETED AFTER SALE.

LOT #3 – 50 +/- Acres with 46 +/- Tillable, Along Hunter School Road

This 50 +/- Acres has been in the Kaegy family for over 100 years. It is mostly tillable with a Est PI of 98.79. Soil types include Atlas, Hickory, Wynoose, Bluford and Ave. Farming rights are available for 2026 season. Located at Dudleyville and Hunter School Road.

AUCTIONEER NOTES: We are pleased the Kaegy's have entrusted us to market their parents' home and farmland -of which some of it has been in the Kaegy family for over 100 years! The late Max and Jane Ellen Kaegy raised two boys on this farm. Max purchased the Kaegy Farm in the sixties, from his grandparents where he farmed and raised hogs while working and retiring from Southwestern Electric Cooperative. Jane Ellen was a homemaker and a mother raising two fine boys, Kevin and Mike. Preview and information will be available from 12:30-2:30 PM Feb 15th or by calling Adam at 618-267-3086

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 and 2% 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 buyer's expense. This sale is not contingent on any inspections, appraisals, or financing. Again property is sold "AS IS WHERE IS" Farming rights available for 2026season on Tract #3 only. Sellers have the right to refuse any and all bids.

Mollett Auction Service, LLC Auctioneers & Realtors



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Myra Mollett – Managing Broker of Seven Oaks Realty

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

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