



# ONLINE AUCTION



## 499 South Cleveland, Aviston-IL

### **BID NOW** thru **July 12th 7PM**

### **OPEN HOUSE: June 23<sup>rd</sup> 4-7PM**

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



Don't miss this opportunity to bid on a well-maintained, quality-built home in Aviston, Illinois. This attractive all-brick residence offers 2 bedrooms, 2 full bathrooms and a desirable open floor plan that creates a spacious and inviting atmosphere for everyday living and entertaining. The home features exceptionally large walk-in closets, providing abundant storage space, as well as a bright and welcoming sunroom/dining room that offers the perfect setting for family gatherings, meals, or simply relaxing while enjoying natural light throughout the day. Additional amenities include a full basement with ample room for storage, recreation or future finishing, a central vacuum system and a spacious 2-car attached garage. The durable brick exterior provides lasting curb appeal and low-maintenance ownership. With its excellent condition, thoughtful layout and desirable location, this move-in-ready property presents an outstanding opportunity for homeowners, investors or those looking to downsize without compromising quality and comfort. Discover the value this exceptional property has to offer!

**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 given 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**



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

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

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