

# ONLINE AUCTION

**83 +/- Acres – 2 Tracts Hunting & Recreational**

**BID NOW thru AUG 24<sup>th</sup> 7PM**

**Xxx off IL Rt 143, Greenville-IL**

**PROPERTY VIEWING: Aug 9<sup>th</sup> 1-3 PM off Serenity Lane & Tri Ave**

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



Tract # 1 consists of 53.45+/- Acre Parcel # 04-13-23-312-001 with access off IL RT 143 just to the East side of Beaver Creek. This property is a great place to hunt Deer and Turkey with most of the property on both sides of Beaver creek which supplies a good water supply for wild game. There is also access off Serenity Lane in Mill Township, from this location you may access the 3-acre food plot. Tract 2 Consists of 30 +/- Acres Parcel # 04-13-23-101-001 of all wooded along both sides of Beaver Creek this tract joins the north end of Tract 1. Legal access to this Tract is of the corner of Heron Road and Tri Ave in Mills Township. Towards the south end of this property is a sanctuary where large bucks like to hang out, as this tract is also on both sides of Beaver Creek. The sellers and their families have harvested many of large deer and turkey off both of these tracts. Informational Preview Aug 9th 1-3:00 PM or by appointment. TRACTS ARE LINKED TOGETHER NO TRACT WILL CLOSE UNTIL BIDDING STOPS ON BOTH TRACTS. THEY ARE BEING SOLD BY LUMP SUM PER TRACT (NOT BY THE ACRE).

**TERMS & CONDITIONS:** TRACTS ARE LINKED TOGETHER NO TRACT WILL CLOSE UNTIL BIDDING STOPS ON BOTH TRACTS. BEING SOLD BY THE LUMP SUM PER EACH TRACT (NOT BY THE ACRE). Real Estate is sold 'AS IS, WHERE IS' with no guarantees or warranties, expressed, written or implied. Potential buyers must verify all information provided by seller's and Mollett Auction Service LLC. Real Estate requires \$5000.00 per tract earnest money payable to Certified Title plus 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 I 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" Informational Preview Aug 9th 1-3:00 PM or by appointment.

**Mollett Auction Service, LLC Auctioneers & Realtors**



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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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