



PUBLIC AUCTION



Keith Rogers Estate August 29th at 9 AM

LIVE AT: 426 Pokey Road, Pocahontas-IL

OPEN HOUSE: August 16th 12-2PM



REAL ESTATE: This 3.81 Acres+/- of the Keith Rogers Estate features a bungalow 3 bedroom 1 bath home with a full basement and new roof installed in 2024. Landscaping to the property features fruit trees, big yard and a small pasture. The remainder of the home has great potential but needs extensive remodeling. Unfinished bedroom needs insulation, flooring and drywall, bath needs a full update. Ceiling work needed throughout the home. Large bungalow bedroom upstairs, just needs updated. Outbuildings include old chicken house, oversized 1 car garage and a fenced chicken yard. Taxes \$850 with exemptions. Come see us at the open house August 16th

TRACTOR, EQUIPMENT & OUTDOOR : 1968 JD 950 3 Cylinder Diesel with 2210 hours Ser# 0950S 006668, King Cutter 4ft 3pt Tiller, 5ft King Cutter Blade, King Cutter 3pt Post Hole Digger, M-ZT 52 Husqvarna Zero Turn (works good), 2025 420CCM Honda Rancher 4x4 4-Wheeler with 50 miles and a Full Transferable 4 Year Warranty (front blade sold separate), MTD Rear Tine Tiller

ANTIQUES & COLLECTIBLES: Sewing Bench, Parlor Table, Wooden Baker's Cabinet, Secretary, Chifferobe, Matching Dresser & Chest of Drawers, Character Glasses, Barrister, Pitcher & Bowl, 1800s Picture, Open Lace Carnival Glass Candy Dish, Lightening Rod w Ball, Robotron Toys, Children's Folding Chairs, etc

APPLIANCES: 4 Burner LP Gas Stove, Microwave, Maytag Refrigerator/Freezer, Nice Upright GE Freezer

HOUSEHOLD: Lasko Dehumidifier, Stainless Steel 3 Bin Trash Can, Hisense Dehumidifier, Step Stool, Heart Bench, Room Air Conditioner, Fan, Salad Shooter, A Lot of Dishes & China, Covered Butter Dish, Stemware, Metal Baker's Racks, Wooden Bread Box, Comforters, Metal Daybed, Home Décor, Wall Paper, Area Rugs, Rolling Wire Rack, Oak Round Table, Dining Room Table w Chairs, Small Toy Chest, Fairy Lantern Made from a Kit, Vanity, Sofa Table, Kitchenware, Canning Jars, MORE

MISC: 10in Celestron StarSense Explorer DOB Telescope (like new), Ghost Controls TDS2XP Heavy Duty Solar Dual Automatic Gate Opener Kit for Swinging Gates up to 20 feet, Rolls of R13 Insulation, Basement Windows NIB, Gun Cleaning Kits, White Electric Portable Sewing Machine, Board Games, Luggage, Pet Gates, Audio Books, Small Stack on Gun Safe, Two Indoor Dog Kennels, Crafting Organizers, Globe, Egg Cartons, Wooden Ammo Boxes, Totes, Turkey Fryer, Subway Tile, Lumber, MORE

OUTDOORS: Nice Amish Built Chicken Coop, Weedeater, Fire Ring, Hose & Hose Reel, Wash Tub, Aluminum Step & Extension Ladders, Seed Starting System, Sleeping Bags, Stadium Seats, Automatic Chicken Doors, BBQ Grill, Patio Furniture, Shovels, Rakes, Live Trap, Chicken Waterers & Feeders, Trailer Yard Sprayers, Car Ramps, Igloo Dog House, Yard Cart, Fence Posts, Shephard Hooks, Panels, Wheelbarrow, MORE

TOOLS/GARAGE: Senco Angel Nailer, Caulk Gun, Electric Pressure Washer, T Square, Wagner Paint Sprayers, Porter Cable Coil Nailer, Dewalt Reciprocating Saw, Levels, Clamps, New Husqvarna 225I 44amp Cordless Chainsaw, Long Handled Tools, Ladder Jacks, Toolboxes, Radial Arm Saw, Jacks, Loppers, Gas Cans, Extension Cords, Post Driver, Misc Tools, Carpenters Box, etc

AUCTIONEER'S NOTES: The Keith Rogers estate of Pocahontas, IL is located right off of Pokey Road and has easy access to 143 and Interstate 70. This would be a great fixer upper or a great location to build your dream home. Availability in Bond County of this smaller acreage is very hard to find. Come see us at the auction – most of the items will be in good condition or like new. Thanks, Wayne & Adam

Terms and Conditions: Real Estate: SELLER HAS RIGHT TO REJECT OR REFUSE ANY AND/OR ALL BIDS. 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 down certified funds (non-refundable) is required day of sale to Seven Oaks Realty located at 989 E. Beaumont Ave Greenville, IL 62246. Buyer will enter into a purchase agreement with Seven Oaks Realty at that time, with balance due and possession given at closing in approx. 45 days. **Personal Property:** Cash, check, or credit card will be accepted for payment of items purchased. Please settle with cashier for all items immediately and before removing from the premises. All items sold 'as is, where is.' No warranties or guarantees written, expressed or implied. Announcements made the day of sale take precedence over printed material. Not responsible for accidents or theft should any occur.

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