

REAL ESTATE LIVE AUCTION

30 ACRES M/L WITH 3 BEDROOM HOME

The following real estate from the Estate of Bob & Mary Ellen Reynolds will be sold at public auction on Saturday June 17,2023 at 12pm. Real estate is located 7 miles west of Carrollton, Ill or 1 miles east of Eldred, Ill. at 635 West State Route 108, Carrollton, Ill. in Greene County, Illinois. Real estate consists of 30 acres m/l with 6.23 acres tillable with the balance in timber and pasture. This pasture is partially fenced. Property has a pond, 40ft X 45ft. older barn, an abundance of wildlife, mushroom hunting and other recreational possibilities. Improvements on this tract include a 1900 square foot 7 room single story home built in 1971 it has 3 bedrooms, 2 baths, utility room, large open kitchen- living room area, large walk-in partial basement, single car attached garage on living area and a single car attached garage in the basement area, forced air heat and cooling, new furnace, roof and hot water heater, CIPS 200 amp electric service, rural water, vinyl siding and hardwood floors. This home has been very well maintained and is in excellent condition. All improvements are being sold in "as is" condition. Prospective Buyers may inspect prior to the sale. A termite inspection will be provided.

PERSONAL PROPERTY LISTING AT A LATE DATE!!!

Terms of sale: Buyer will enter into a real estate contract and pay 10% of purchase price day of sale with balance due at closing which will occur in 60 days or less. Possession will be given at closing. Subject to cash rent farm lease for the tillable acreage which ends December 31, 2023. Buyer shall receive the \$600 rent for 2023. For a buyers packet with more information, maps, buyers contract & etc. contact Steve Reynolds at 217-983-2685, (cell) 936-334-5881 or Reeves Auction Service (Buck) at 217-242-1709. Owners have the right to accept or reject any and all bids. The sale is subject to the Owners accepting the final bid at the auction.

Seller: Estate of Bob & Mary Ellen Reynolds Carrollton, Illinois

Attorney for seller: Dick Clough Carrollton, Illinois 217-942-3115

REEVES AUCTION SERVICE

26878 McClusky Road

Dow, Illinois 62022

217-242-1709

