



DODD* SCHMIDT
PUBLIC AUCTION

Trust in the LORD with
all your heart, and He
shall direct your paths.
Tom Roniger, Auctioneer
618-664-1665

Saturday, February 18, 2023
Starting at 8:00 a.m. (doors open at 6:00 a.m.)

LOCATION: 5175 State Route 160, Highland (Grantfork), IL
(1 mile North of Grantfork on Rt. 160 or 3-1/2 miles South of Rt. 140 on Rt. 160)
See 200+ Photos on auctionzip.com ID#12645 - Tom Roniger Auctions

★★★★★Selling★★★★★

8 or 9 wagon loads of small items. 3 lightning rods w/ colored glass balls, old farm tools, tile cutter, small table saw, over 100 hard back books, 2 nice Kitchen Aid mixers, 400+ DVDs, mantle clocks, Pyrex bowls, Fire King dishes, new rugs, new bedding, marbles, pool cue balls, pool sticks, oil cans, gas cans, galvanized buckets, fruit jars, glassware, pots & pans, oil lamps, beer lights/signs, lock boxes, nail aprons, hitch pins, shop hardware, electric wire, barn pulleys, stop light, horse hames, single trees, ext. ladder, dolly carts, snow blower, bicycles, lumber, 2 butcher kettles, 2 Quartz clocks, water tanks, J.D. Thatcher, power washer, 2-10' steel gates, 9-14' steel gates, 2-16' steel gates, 50+ steel posts

PLUS MORE, MORE, MORE!

TERMS: Cash or Check Day of Sale (ID Required)

NO CREDIT CARDS

Restroom Available - Lunch Served.
Not responsible for accidents should
any occur. All announcements made
sale day take precedence over
printed material. Not responsible for
any errors or omissions in this ad.

- AUCTIONEERS -

Tom Roniger
1387 Kingsbury Lane
Greenville, IL 62246
618-664-1665
Lic. 440.0000810



Mike Schwarz
12503 Frey Road
Highland, IL 62249
618-675-3427
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SHOPPER DEADLINE: Wed. at noon for the following Monday paper. Please remember to include your phone number when placing your classified ad online. We cannot publish the ad without the phone number. Thank you.

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ONLINE ONLY RESIDENCE & 56 ACRES FARMLAND

Bidding Closes Wednesday, February 22, 2023 • 6PM CST
Selling Regardless of Price
Bid Now! langhamauctioneers.hibid.com



Tract 1: 2.25 +/- Acres Residence w/2-car Garage & Detached Garage

Country Living near I-70 Interstate. Approx. 2.25+/- Acres (Survey work will be done on Lot 1). 2002 Ranch-Style 1544 sq. ft. 3-Bedroom, 3-Bath Home with 2-Car Attached Garage and 728 sq. ft. 2-Car Detached Garage built in 2015. Both have matching tan siding, black metal roof and masonry brick accents. Home has full finished walkout basement with Gas Fireplace.

OPEN HOUSE/ INSPECTION:

1119 E. 1525 AVENUE VANDALIA, IL 62471

Sun., February 12, 2023 2-4 PM (CST)

Sat., February 18, 2023 10 AM- Noon (CST)

or by Appointment. Call Hal 618-410-6286

Tract 2: 53.75 +/- Acres Farmland plus Improvements

Comprised of 17+/- Acres of Tillable cropland plus pasture, wooded acres and improvements. Tillable farmland is 105 PI. Buyer has 2023 farming privileges. Parcel # 18-14-13-300-003 and 18-14-13-300-009 located in Section 13 T6N R1E in Fayette County, Illinois. Total taxes paid on entire farm is \$4910.



Hal, Ty & Nate Langham - Auctioneers
Hal Langham: 618-410-6286 • 1355 Airport Avenue Greenville, IL 62246



SIMULCAST LIVE & ONLINE



4 TRACTS 168+/- ACRES OF TILLABLE, HUNTING AND HOMESTEAD
57 E 1475th Str N, Mulberry Grove-IL

BID NOW THRU FEBRUARY 27TH 7PM AT MOLLETTAUCTIONS.HIBID.COM

PREVIEW- FEBRUARY 18TH
TRACTS 1-3 12-2PM
TRACT 4 3-4PM



Heirs of Randy Lash Estate from rural Vandalia IL will be offering for sale farmland in 4 tracts. Tract 1 consists of 59.07 acres with roughly 30 acres tillable, mobile home, machine shed, barn loafing shed and silo. Tract 2 consisting of 40.09 acres is mostly timber and hunting ground with roughly 8 acres of tillable. Tract 3 consists of 34.93 acres with roughly 30 acres tillable and a little timber. Tract 4 is located just under the overpass west of the junction of Hwy 40 and Hwy 140 on the east side of Mulberry Grove IL consisting of 34+/- acres along I 70 and north of Hurricane creek- this land is mostly in a flood plain. Each tract will be sold separately as one tract each lump sum for each tract. No tract will close until every tract has no advances on the bid. Farming rights available for 2023 season

Terms & Conditions: NOTICE! 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 10% earnest money plus 2% buyers premium of final bid price by 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 has been accepted by the sellers, with the balance due and possession given in approximately 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 inspections 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" SELLER HAS RIGHT TO REJECT OR REFUSE ANY AND ALL BIDS.



Mollett Auction Service, LLC Auctioneers & Realtors

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Full Listings & Photos at: auctionzip.com Auctioneer #23925 | fb Mollett Auction Service | mollettauctions.hibid.com