

REAL ESTATE AUCTION

DALE BLACK TRUST ONLINE ONLY

BID DEADLINE
SUNDAY, JULY 16TH - 5:00 PM

**For Bidding, Photos & Additional Information
Got To: LEGACYSELLS4U.HIBID.COM**

**148 +/- Acres Which Includes House and
Building to be Offered in 2 Tracts**

TRACT 1 (75 +/- Tillable): with house & buildings. These 2 parcels of land are located in sections 29 & 32 of St. Jacob Township. This beautiful rolling property offers a hilltop setting for the current house and buildings or for a new homsite. Being Sold on a per acre basis. Home address is 444 Cypress Rd., St. Jacob, IL. The tillable land is will drained and offers the following productive soil types. Virden and Marine Silt Loam. Parcel ID's 05-1-23-29-00-000-007, 05-1-23-32-00-000-002; 2021 Taxes combined \$4,306.92

TRACT 2 (50 +/- Tillable): This parcel is located in section 31 of St. Jacob Township. This property offers gorgeous views, building and hunting opportunites. The tillable land will help this property to pay for itself. Being sold on a per acre basis. Parcel ID 05-1-23-31-00-000-008; 2021 Taxes \$1,391.08

Buyers will receive a partial credit for the tillable land income on each tract. Closings to take place at First American Title in Edwardsville, IL.

LEGACY REALTY & AUCTION
New Items being added daily... Each item on this consignment auction is located at the sellers property.
CALL OR TEXT GARY AT (618) 781-3814 OR EMAIL: AUCTIONGARY@GMAIL.COM

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FREE Legal Consultation ANDERSON LAW OFFICE, Roy D. Anderson, Attorney at Law (licensed in Illinois & Missouri). Personal Injury, Estates, Contracts. 415 North Duncan, Marine. PH: 618-531-1440, E-mail: roy@andersonatlaw.com 23-an**

JOURNAL PRINTING - 1200 12th Street, Highland, IL. 618-654-4459.

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O'FALLON ESTATE AUCTION

Real Estate, Guns, Coins & Personal Property

Thursday, June 29th @ 6pm

502 E Jefferson St O'Fallon, IL 62269

A 948 Sq Ft home w/2 bedrooms & 1 bathroom and a basement. Guns: Winchester Model 37 12 Ga.; Ranger 22 rifle; Remington 16 Ga.; Bearcat 22 rifle. Beer Signs, Collectibles Coins: Neon Beer signs; bud dry pool light; Seagram's 7 lamp; Pabst Blue Ribbon lights; 1928 Liberty Peace dollar; 3- 1890 E Pluribus Unum one-dollar coins. This is just a partial list visit www.kuesbros.com for more info or like us on Facebook.

Auction Conducted by:
KUES BROS. AUCTION CO.

Col. John Kues Phone: (618) 228-7395
Col. Jerry Kues Phone: (618) 973-4273 or (618) 978-4586

For more info, visit our website at www.kuesbros.com or Auctionzip.com #27782



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ANY NEWCOMERS or NEWLY WEDS: in Highland that have not been contacted by Welcome Club, please call Janet Nicolaides. **Ph: 618-447-5447** an*

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PUBLIC AUCTION


Charles & Velda Carson Estate

July 8, 2023 at 9 AM

LIVE AT: 302 W State Street, Pocahontas, IL







REAL ESTATE: What a nice 2bed/1bath Bungalow style Sears home in downtown Pocahontas, close to the schools. The home has built in bookcases between the dining and living area along with a full width front porch supported by wood columns, hipped-gable roof with front dormer window and glazed front door. Detached 2 car garage with plenty of storage area for tools and mower. Full open lot to the north for a nice garden area or play area for children. This would make a great starter home or rental income property, selling at auction AS IS WHERE IS WITH NO WARRANTIES OR GUARANTEES EXPRESSED WRITTEN OR IMPLIED. Sellers have the right to accept or reject the final bid price on the day of the auction.

VEHICLE: 2002 Chevrolet S10 VIN1GCGS19W528234000 103xxx miles

ANTIQUES/COLLECTIBLES: Pocahontas IL Sesquicentennial Book, Sorento Centennial Book, United Methodist Church of Pocahontas Historical Review Books, 1996 The Book of Discipline of the United Methodist Church Book, Raslers Plumbing Co of Greenville Picture, Advertising Fans, Stamps, Gentlemen Chevrolet Co out of Pocahontas-IL Advertising, Glassware, Indian Beads and Arrowhead, Turtle Shells, Tinkertoy, History of Bond & Montgomery Counties 1882 Book, Caps, License Plates, Decorative Plates, Hen on a Nest, Matchbooks, St. Joseph's Hospital Brick, Hanson Scale, Milk Bottles, Playboy Magazines, Vintage Christmas Tree Ornaments, Old Newspapers, Gordon Lodge Plate, Pocahontas High School Brick, Antique Misc Advertising Pieces, Victorian Ornaments, Coach and Four Seaside Globe Paperweight in box, Bearstone Collection Bear in box, Blue Series 00 Car, Hallmark Ornaments, Westclox Anniversary Clock, Bond County State Bank in Pocahontas Pig, Wallace Limited Edition Annual Sleigh Bell 2007, Amerimac Savings Bank in Hillsboro Rare Coin Coasters, Many Nice Quilts, 1945 Powhatan Book, Folded American Flag in Case, Wooden Barrel, Advertising Yard Sticks, Miniature Anvil, Green Glassware, Carbide Lights, Fenton Glass, Reproduction Railroad Eagle, Cast Iron Kettle (cracked), Old Tools, Old Street Signs, MORE!

HOUSEHOLD: Refrigerator, Stove, Maytag Washer, Indian Décor, Vases, Framed Pictures, Afghans, Dirt Devil, Linens, Card Table w Chairs, Home Interiors NIB, Globe, Dining Room Table w Leaf and 6 Chairs, End Tables, Headboards, Dresser w Mirror, Vanity w Mirror, Hope Chest, Quilts, Sleep Stools, 4 Drawer Filing Cabinet, Table Lamps, Hanging Wall Mirror, Rocking Chair, Chest Type Gibson Food Freezer, Bed w Headboard, Car Book Ends, Hutch, Bowling Balls, etc Kitchenware: Kitchen Aid Stand Up Mixer, Kitchen Utensils, Pitcher w Matching Glasses, Hamilton Beach Roaster, Cake Pans, Stainless Steel Bowls, Anchor Hocking, Glass Bowls w Lids, Pots & Pans, Plates, Silverware, Granite Canner, Dutch Oven, MORE!

MISC: 22 Single Shot Rifle, Singer Sewing Machine, Umbrellas in Umbrella Pot, Flashlights, Stanley Thermos NIB, Mini Toy Slot Machine NIB, Christmas Cards, Luggage, Encyclopedias, Books, VHS Tapes, Paper Shredder, Handicap Shower Chairs/Toilet Chair, Walker/Canes, Totes, Wheelchair, Golf Bag, Galvanized Tub, Fishing Poles, Schwinn Bicycles, Aluminum Lawn Chairs, Pellet Guns, Baseballs, MORE

TOOLS & ACCESSORIES: MTD Gold Riding Mower 19.5hp, 4" Jaw Capacity Drill Press, Torch, Weedeaters, Bench Grinder, Air Compressor, Small Tiller, Leaf Blower, Floor Jack, Tool Boxes, Reed 6" Bench Vise, Morgan Chicago Vise, Long Handled Tools, Paint Brushes, 16gal Shop Vac, Axes, Wires/Cables/Hoses, Aluminum Ladder, Hill Dowels, Pliers, Wrenches, Hammers, Bolt Cutters, Misc Hand Tools, MORE

AUCTIONEER'S NOTES: Be sure to join us July 8th in Pocahontas as we auction the real estate and personal property of the Charles and Velda Carson Estate. Charles and Velda were long time residents of Pocahontas and have some local antique items to show it. Along with that, we have some nice household and garage items and MORE! Rain or Shine! Thanks! Adam and Wayne

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 10% down certified funds (non-refundable) plus 2% buyers premium for online buyers within 24hr of the close of this auction to Seven Oaks Realty located at 989 E. Beasumont 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. Announcements made the day of sale take precedence over printed material. Not responsible for accidents or theft should any occur.



Mollett Auction Service, LLC Auctioneers & Realtors
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