

ABSOLUTE **REAL ESTATE** AUCTION

Hidden SOUTHERN ILLINOIS ESTATE

37[±] ACRES | SELLING IN **2 TRACTS**

Estate of Teresa Biggins

Friday, June 19th • 12:00 pm

730 Hensley Lane | Vienna, Illinois



Public Preview: Monday, June 15th - 5:00-6:00 pm

**HOME • BARN • POLE BARN • PONDS
TIMBER • HUNTING • PRIVACY**

OUTDOOR IMPROVEMENTS INCLUDE:

a greenhouse, 1,200[±] sq. ft. pole barn with tool room and open-air storage, scenic pond views, and beautiful wooded surroundings filled with wildlife.

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Real Estate & Auction

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SELLING IN 2 TRACTS

HARRIS

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HOMES | FARMLAND
ESTATES | WATERFRONT



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

IL# 441.001142 | IL Broker# 475.204410

270.247.3253



270-247-3253 | 800-380-4318 | harrisauctions.com

REAL ESTATE TERMS & CONDITIONS

FOR FULL TERMS - Go to - harrisauctions.com

IN PARTNERSHIP WITH



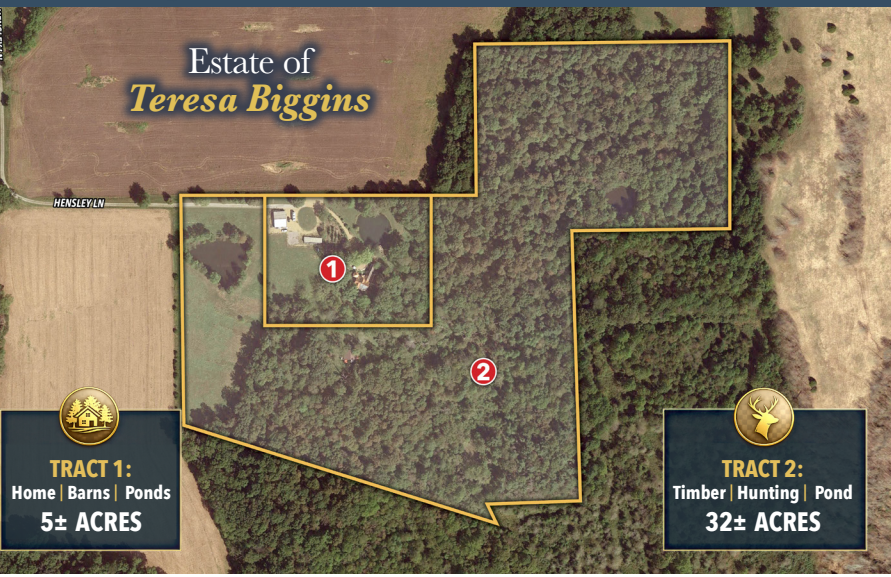
DAWN ARNOLD
OWNER/PRINCIPAL BROKER
618.638.5682

The property will be offered in 2 individual tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Closing shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. The property will be sold by the deed.

Harris Real Estate & Auction

3855 State Route 45 North
Mayfield, KY 42066

Estate of
Teresa Biggins




TRACT 1:
Home | Barns | Ponds
5± ACRES


TRACT 2:
Timber | Hunting | Pond
32± ACRES



Hidden at the end of a scenic 1-mile private driveway, this one-of-a-kind Southern Illinois estate offers privacy, character, and endless potential. **Situated on 37± acres** with ponds, mature timber, and excellent hunting, the property is ideal as a private residence, Airbnb retreat, wedding venue, or bed & breakfast.

The home features approximately **3,400± sq. ft.** under roof with **4 bedrooms, 3 bathrooms**, family room, office, kitchen, dining room, and living room. Additional amenities include a walk-out basement with pantry/storage area, large wood deck, sun porch, abundant natural light, and metal roof.

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