

## **Real Estate Auction - 3 bedroom home - Monroe Co, IL**

**Property Address: 251 W Washington St, Hecker, IL 62248**

**Online and Final Auction Bidding - Bid with our propertypeddler app**

**Property Viewing - Jan 19th from 9 am - 3 pm & Jan 22nd from 4 pm - 6 pm  
also open during Estate Sale Times or by appointment**

**Final Bidding for Auction to be held:**

**January 26th, Saturday at 9 AM @**

**Property Peddler Auction & Real Estate Office**

126 N Main, Hecker, IL 62248

### **Property Detail:**

3 bedroom, 2.5 bathroom brick ranch home with full basement and attached 2-car garage. Fenced in backyard and storage shed. Waterloo School District.

**Parcel Number:** 12-04-103-012-000

**Agent Comments:** Sound home in need of minor renovations.

**Legal Description:** Deed to govern

## **Terms & Conditions:**

**Bidding information:** Seller reserves the right to accept or reject the high bid. Auction company reserves the right to bid.

**Inspection:** Property is selling in "AS-IS" condition & all inspections should be done prior to bidding. All items selling with the property in "AS-IS" condition with no guarantee to function. This is not contingent on any inspections.

**Registration:** Proper and complete registration is required to bid. All bidders must provide name, address, phone number and email address to register. A registered online bidder will then be qualified by the auctioneer to continue; bidder will be asked for a copy of state-issued ID and must be at least 18 years of age. Credit card verification is required to bid online. The credit card will be validated before bidding access is granted, but is not a recognized form of payment of the

deposit or purchase price. Deposit must be wired by the close of business next day. Credit card will not be charged unless Winning Bidder fails to complete the contract signing process and required wiring, then \$1000 will be charged to the credit card provided at registration. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. Auctioneer reserves the right to refuse to register or admit Buyer at his/her sole discretion. Online bidders must be verified 24 hours in advance of the live auction. Buyer should register as early as possible to obtain information about the properties and increase the likelihood of being notified of any pertinent changes that take place before the auction.

**Contract:** Accepted winning bidder must sign in person or electronically the auction sales contract immediately after the sale.

**Earnest Money:** Within 48 hours of close of bidding, the approved high bidder will deposit a non-refundable payment due of 5% down - deposited with Monroe County Title Company. Any stop payment order of a check, or giving a check which is returned marked "insufficient funds," shall be deemed by the parties to be evidence of fraud existing at the time the transaction was consummated and shall be construed by the parties as intent to defraud.

**Closing:** On or before February 26, 2019. No extensions.

**Closing Cost:** Buyer shall pay the purchase price, plus any closing costs, and any applicable taxes. The closing costs may include but are not limited to, the following: escrow/closing fees, recording fees, normal pro-rations and/or document fees.

**Taxes:** Prorated to day of closing and will be credited by the seller at closing to the buyer, estimated on current tax figures available from the county.

**Possession:** At closing

**Financing:** Your bidding is not conditional on financing, make arrangements before bidding. Not contingent on appraisal.

**Survey:** No current survey. Will be sold by legal description on the current deed.

**Broker Co-Broke:** Offered – 2.0 % - The broker must register the bidder prior to any registration or bidding by the represented party. IF registered bidder is the accepted winning bidder, then the sponsoring broker will be paid 2.0 % at closing when it closes. By registering a bidder, the broker understands that the bidder is in agreement with the terms of the auction and if the accepted high bidder, the bidder will have to sign an auction sales agreement at the close of the auction.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** Subject to prior sale. Subject to all easements, covenants, and restrictions on record. All information contained herein, and all related materials are subject to the terms and conditions outlined in the agreement to purchase.

The property is being sold on an “AS IS, WHERE IS” basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller(s) or the auction company. Each potential bidder is responsible for conducting his or her independent inspections, investigations, inquiries and due diligence concerning the property. The figures, estimates, and drawings of acreages and boundary lines in the printed material or on the website are approximate and are not guaranteed. The information provided here is believed to be accurate but is subject to verification by all parties relying on it. The Seller(s) or the auction company or their agents assume no liability for its accuracy, errors or omissions.

It is the responsibility of each bidder to make sure that the Auctioneer is aware of his or her intent to place a bid. Auctioneer disclaims any liability for damages, whether direct, indirect, consequential, or incidental, resulting from bids not spotted, executed, or accepted. Bidders should also be careful to bid on the correct item and ensure that his/her bid is for the amount intended. Auctioneer is not responsible for errors in bidding, and Buyer hereby releases the Auctioneer and waives any claims for bidding errors. The sale is complete when the Auctioneer so announces in a customary manner. The auctioneer is not responsible for errors in the internet connection or the functioning of the computer system at that time.

Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The seller and auction company reserve the right to disqualify or refuse any bid from the person if there is any question as to the person’s credentials, fitness, etc. All decisions of the Auctioneer are final, and all announcements made through the online bidding system and day of the sale by the Auctioneer will take precedence over printed or spoken information made prior. Property Peddler Inc. and their agents work for the Seller.

**Auctioneer: Brad Chandler - IL Lic # 441.002105**

**Contact Information: phone - 618-791-3289 email: [brad@propertypeddler.com](mailto:brad@propertypeddler.com)**

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