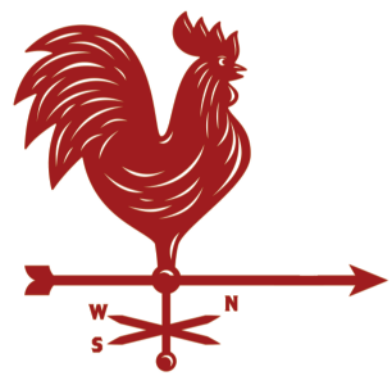


# LAND AUCTION

42 +/- ACRES with 25 Tillable Acres



PROPERTY PEDDLER  
AUCTION & REAL ESTATE GROUP

SATURDAY, 9:00 AM  
**July 14th**  
2018

*St. Clair County*



The Main Hall

## 2910 Club Congress Rd., New Athens, Illinois

**Auction Held at Hecker Community Center Pavilion**

230 E. Washington St. • Hecker, IL. 62248

**PROPERTY VIEWING: WEDNESDAY, JUNE 27, FROM 5:00PM - 8:00PM**

**Property Detail:** 42 +/- acres with 25.45 tillable acres with plenty of blacktop road frontage. At one time there was a very nice lake on this property but the dam is not currently functional and the lake is ready to be cleaned out and rebuilt. There is a clubhouse that is used as a hall. The other clubhouse structures are not owned but the landowner and the clubhouse owner have right to remove anything prior to closing. Anything left will become the property of the buyer.

**Sale Method:** One Tract - Bidding in lump sum.

**Building Description:** The Main Hall is selling as is, where is. The personal clubhouses belong to individual members, and these members have the right to remove them before closing. Anything left on the property after closing becomes the property of the Buyer.

**Legal Description:** Sec 30, T2S-R8W

**Taxes:** \$3, 922.70 for 2017. Seller to pay 2017 taxes. Buyer responsible for all of 2018.

**Farm Lease:** Subject to current farm lease. Farm Lease is 1/3-2/3. Purchaser will receive 2018 income and fertilizer bill.

**Earnest Money:** Immediately following the close of bidding, the approved high bidder(s) will deposit a non-refundable payment due of 10% down as earnest money.

**Financing:** Your bidding is not conditional on financing; make arrangements prior to the sale.

**BROKER CO-BROKE OFFERED** - 2% co-broke offered, but the bidder must be registered by the buyers' agent prior to any bidding online or live auction and be registered according to the terms and conditions of the Property Peddler Auction Group.

**Auctioneer Brad Chandler, IL Lic #441.002105.** Broker License held with Keller Williams Marquee, IL Lic #475.162275.

**SEE OUR WEBSITE FOR COMPLETE INFORMATION: WWW.PROPERTYPEDDLER.COM**

## Online Bidding Available!



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