



Online Land Auction - 130.92 ± acres - St Clair County, IL

Auction Ends March 20th, 2021 - 10 am
130.92 +/- acres - St Clair County, IL
Sec 17 & 20 - T2S - R6W - Near Fayetteville, IL

Property Viewings: March 6th & March 13th from 10-12
OR call Auctioneer Brad Chandler at 618-791-3289 to set your private viewing.

Excellent hunting ground just east of Fayetteville, IL, along the Kaskaskia River. The access behind a gate with over a mile of a good private road. Borders State ground. Check out this timber.

This property has been used for whitetail deer, turkey, and waterfowl hunting.

- Tract 1 - 65.23 +/- Acres with 20 +/- acres tillable, 5 +/- acre impoundment to plant and flood for waterfowl hunting with a custom moveable duck blind. There is another 1+ acre of the low-lying area in the woods, which can and has been flooded. Bordered by Mud Creek. Parcel number - 19-17.0-400-016 - 2019 Taxes \$479.24
- Tract 2 - 65.69 +/- Acres with 3 +/- tillable acres the remaining wooded land bordered by Little Mud Creek. Parcel number - 19-20.0-100-016 2019 taxes \$274.32

Directions: From Fayetteville, go east, just across the river, turn south on Elmrose Lane. There will be a gate - therefore, please make an appointment or come during viewing times.

Address: No legal address to punch in the GPS

Legal Description: Parts of Sec 17 & 20 - T2S - R6W - St Clair County, IL

Terms & Conditions:

Bidding information: Seller reserves the right to accept or reject the high bid. Bidding will begin a soft close 2 minutes before the lot is due to end and until bidding ceases. A soft close is a bidding feature that allows a Bidder extra time to submit a bid if they are outbid during the final two bidding minutes. During a soft close, the remaining bid time will be reset to 2 MINUTES after each new bid during the final 2 minutes of bidding on that particular item. The time period eventually runs out when bidding has ceased for a full 2 minutes. The purpose of a soft close is to allow everyone a fair chance to submit a higher bid. We encourage people to refresh bidding screens often to make sure timers are updated.

Inspection: The property is selling in "AS-IS" condition & all inspections should be done before bidding. This is not contingent on inspections. Deer stands and deer cams are considered personal property and most likely will not stay.

Registration: Proper and complete registration is required to bid. All bidders must provide their name, address, phone number, and email address to register. The auctioneer will qualify a registered online bidder to continue; the bidder will be asked for a copy of a state-issued ID and must be at least 18 years of age. All bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions by registering. Auctioneer reserves the right to refuse to register or admit Buyer at his/her sole discretion. The Bidder should register as early as possible to obtain information about the property and increase the likelihood of being notified of any pertinent changes 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 the close of bidding, the approved high bidder will deposit a non-refundable payment due of 10% down - deposited with the stated title company. Any stop payment order of a check or giving a check that is returned marked "insufficient fund" shall be deemed by the parties to be evidence of fraud existing when the transaction was consummated and shall be construed by the parties as intent to defraud.

Title Company: Town & Country Title, Co. 221 W Pointe Dr. Ste 1, Swansea, IL 62226. Phone: 618-233-5300

Closing: On or before April 30th, 2021.

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 such as later date charges or wiring fees brought on by the title company.

Taxes: will be prorated to the day of closing.

Possession: At the closing for wooded ground. Tillable land is subject to the current farm lease set to terminate at the end of 2021. Buyer to receive 2021 farm income.

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

Survey: There was a survey done when this owner purchased it. We have a copy of that survey.

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. 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 their 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 their 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 bidding errors, and Buyer hereby releases the Auctioneer and waives any claims for bidding errors. The sale is complete when the Auctioneer so announces it customarily. The auctioneer is not responsible for errors in the internet connection or the computer system's functioning 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 about the person's credentials, fitness, etc. All decisions of the Auctioneer are final. All announcements made through the online bidding system and the day of the sale will take precedence over printed or spoken information made prior. The auction company reserves the right to bid. Property Peddler Inc. and its agents work for the Seller.

Auctioneer: Brad Chandler - Auctioneer - IL Lic # 441.002105

Contact Information: 618-791-3289 email: brad@propertypeddler.com

Broker License held with Property Peddler Inc - Lic # 475.162275