



Auction and Real Estate Company

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## 40 ±Acre Perry County Land Auction

Online Only Auction Ends December 29th 2021!

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**Address:** 000 Hyacinth Rd, Oakdale, IL 62268

**County:** Perry County

40± acres in Perry County with 35 acres tillable. Balance is wooded with a lot of oak trees. Property has road frontage along the whole west line. PI. is 99.5 and land lays very well. This productive farm ground has open farming rights for 2022.

- 40± Acres - Sold by Legal Description
- 35± Tillable Acres
- Open Farming Rights for 2022
- Pinckneyville School District #50
- Drive times:
  - 70 minutes & 70 miles from St Louis
  - 60 minutes & 50 miles from Scott Air Force Base
  - 45 minutes & 37 miles from Mount Vernon
  - 17 minutes & 13 miles from Nashville, IL
  - 15 minutes & 12 miles from Pinckneyville

**Directions:** Take 127 to Rice, IL. Turn West on Swanwick Rice Rd (turns into Sawmill Rd), North on Hyacinth. Property on eastside of the road, just before the bend.

**Legal Description:** Part of Sec 4 T4S R3W

**Parcel:** 1-43-0050-043

**Taxes:** 2020 ~ \$468.18

LISTED by Property Peddler Inc.  
Auctioneer & Real Estate Broker - Brad Chandler 618-791-3289

## **Auction Terms and 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 minutes of bidding. 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.

**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. 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. Buyer should register as early as possible to obtain information about the property and increase the likelihood of being notified of any pertinent changes that take place before the auction.

**Contract:** Winning bidders will 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 of 10% down - deposited with Roe Abstract. 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 January 28th, 2022

**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.

**Title Company:** Roe Abstract & Title; 113 N Main St, Pinckneyville, IL 62274

**Taxes:** Seller will credit all of 2021 tax estimate at closing and Buyer will pay all of 2022 taxes.

**Mineral Rights:** Any owned will sell with the property. No mineral search performed.

**Possession:** Possession at closing. Seller will have farming rights for the 2022 crop year.

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

**Survey:** NONE

**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 the day of the sale by the Auctioneer will take precedence over printed or spoken information made prior. Auctioneer has the right to cancel the sale. The Auction Company reserves the right to bid. Auctioneer has the right to cancel the auction. Property Peddler Inc., staff and agents work for and are agents of the Seller Only in an auction situation.

**Auctioneer Brad Chandler IL Lic # 441.002105 Broker License # 475.16227**