



Auction and Real Estate Company

Mandrell Estate Auction
For the Property of Errol Don & Donna Mandrell
Address: 451 N. Crawford, Tilden, IL 62292

Bidding Starts Friday, December 17th @ 4PM

Bidding begins to close Wednesday, January 5th @ 9 AM.

1st Property Viewing will be Sunday, December 19th from 1 PM - 4 PM

2nd Property Viewing will be Thursday, December 30th from 2 PM - 6 PM

Home sitting on half an acre in Tilden, IL. The home is a 3 bedroom, with the smallest room currently being used as an office, 2 full baths, an eat-in kitchen with a pantry, and a main level laundry room. There is a 2-car garage & workshop. The home will sell "As-Is" and all items including the appliances will be sold as separate auction items. There are two viewing dates for showings and seller's disclosures are available. Any home inspections will need to be done during the viewing times stated.

- Garage 23'10" x 26'8"
- Workshop 22'9" x 21'5"
- Sparta School District
- Taxes: 2020 - \$646.30

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

Auction Terms and Conditions:

Bidding information: This is an internet-only auction. All bidding is online. All items sold AS-IS. 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. 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 (for real estate only) immediately after the sale.

Earnest Money: The day of sale, winning bidder must deposit a non-refundable payment of 10% down deposited with Randolph County 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 February 4th, 2022

Closing Cost: Buyer shall pay the purchase price, plus any bank fees, title fees, and applicable closing costs. 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. Sellers to provide title policy.

Title Company: Randolph County Abstract,

Possession: At closing.

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

Payment for Personal Property Items: Payment must be made at time of pick up by cash or check if approved by the Auction company. Checks will need to be made out to Property Peddler Inc. Payments made by credit or debit card will be charged a Convenience Fee of 3% of the purchase. All sales are final. No refunds or returns are accepted.

Pick Up Times: Pick up times for personal property items will be Wednesday, Jan. 5th, from 12:00 noon - 5:00 PM, and Thursday, Jan 6th, from 8:00 AM - 5:00 PM. You must bring your own packaging materials and extra help to load your items. Property Peddler will not hold any items for pick up beyond the stated times unless other arrangements are made with us.

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, home and personal 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. All descriptions are believed accurate but not warranted. Each potential bidder is responsible for conducting his or her independent inspections, investigations, inquiries and due diligence concerning the property and items. 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. Property Peddler Inc., staff and agents work for and are agents of the Seller Only in an auction situation.

Auctioneer Brad Chandler
IL License #441.002105
Broker License # 475.16227