



Online Only Land Auction – 65.8 Acres in Washington County

For Property At: 000 State Rte 15, Addieville, IL 62214

Auction Begins: Tuesday, August 2nd @ 4:00PM

Auction Begins to Close: Tuesday, August 23rd @ 12:00PM

Call for a private viewing:

Brad Chandler, Auctioneer & Real Estate Broker 618-791-3289

Brenda Chandler, Designated Managing Broker 618-201-3947

Description: 65.8± acre farm in Washington County, IL. This land is located west of Elkhorn Bottoms & consists of approximately 55 acres of tillable land and approximately 9 acres are wooded. Farm ground has a Soil PI of 116.2 and the wooded ground gives you access to some good deer & turkey hunting. This piece of property has road frontage on State Route 15. Possession is at closing.

Legal Description: Part of Sec 11, T2S – R5W

Parcel: 08-10-11-400-012 & 08-10-11-400-014

Taxes: 2020 – \$1,147.68

Auction Terms & Conditions:

Bidding information: This is an internet-only auction. All bidding is online. Property 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.

Max Bidding: Enter your max bid at any time. If a previous max bid exists of a lesser amount, it will jump to the lower amount, then bid in your place one bid more to put your bid in the lead. If a max bid is already entered of the same amount, it will jump to that max bid and the lead is given to whichever bid was entered first (by seniority). You will know that you are the leading bidder if the screen for your item is outlined in GREEN. If your bid jumped to your max and you are still not in the lead due to someone else's max bid the screen for that item will be outlined in RED. **Auction Company is not responsible for any user's misinterpretation of the max bidding feature.**

Registration: Proper and complete registration is required to bid. All bidders must provide name, address, phone number and email address to register - To complete the bidding process Property Peddler will require a copy of state ID - This can be sent to Property Peddler by emailing to info@propertypeddler.com or we will call to request it before approving to bid. 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: The day of sale, the approved high bidder will deposit a non-refundable payment of 10% down - deposited with Washington Title & 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 September 22nd, 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: Washington Title & Abstract

Taxes: Taxes to be prorated to the day of closing.

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

Possession: Possession at closing.

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

Survey: Available

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. 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**

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