



Online Only Land Auction – 109.41 Acres in Randolph County

For Property At: 000 Pearidge Rd, Baldwin, IL 62217

Auction Begins: November 10th @ 4:00PM

Auction Begins to Close: November 22nd @ 10:00AM

Call for a private viewing:

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

Chandler, Designated Managing Broker 618-201-3947

New Surveyed Acres!

Description: 109.41 +/- acres with approximately 74.25 tillable acres. The tillable ground has an average PI of 104. This property is a mixture of rolling hills and creek bottom. The way the land lays, with the mixture of open land and woodland, there are a lot of opportunities to hunt deer and turkey. Plum Creek goes through the property - the south 100 feet is an owned access that leads across a concrete low water crossing of a tributary of Plum Creek. This will take you back to higher ground that is currently in production but could easily become an excellent place to build a secluded getaway or to groom into an excellent recreational retreat. The north 20 acres has a bottom field that offers road access. This farm offers seclusion and many options for living, hunting, investing or just enjoying your piece of land.

Legal Description: Part of Section 25, T4S - R7W

Parcels: 09-041-004-00, 09-041-008-00, 09-041-010-00, 09-041-012-00

AUCTION TERMS AND CONDITIONS -

Bidding information: This is an internet-only auction. All bidding is online. Property sold AS-IS - subject to survey completion. Seller reserves the right to accept or reject the high bid. Bidding will begin a soft close 5 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 five minutes of bidding. During a soft close, the remaining bid time will be reset to 5 MINUTES after each new bid during the final 5 minutes of bidding on the land. The time period eventually runs out when bidding has ceased for a full 5 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 or look to see if it says your bidder number with (you) behind the number. 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. **The 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 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 December 22nd, 2022.

Closing Cost: Buyer shall pay the purchase price, plus any customary 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.

Title Company: Randolph County Abstract

Taxes: Seller will pay a credit for 2022 taxes based on the average tax per acre without improvements.

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

Possession: Possession at closing, besides 45 acres currently planted in wheat. Possession of ground currently planted in wheat will be after wheat harvest in 2023. The wheat credit will be \$200 per acre on the 45 acres of wheat paid at closing. 2.6 acres currently are in CRP until Sept 30, 2023. CRP pays \$362 for the 2022 -2023 year. New buyer will receive the full yearly payment.

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

Survey: Provided.

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,
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