



ONLINE LAND AUCTION - 119.9 +/- acres Washington Co., IL - 2 Tracts
On South Grand Rd - Nashville, IL 62263 (offered as 2 tracts)
Part of the South ½ of Section 22 Township 2 South - Range 4 West

Online Auction begins April 26th - Ends May 10th, 2023 - 7PM

Property viewing April 16th - 2 - 4 or by appointment.
Give us a call to make an appointment.

Hunting enthusiasts will be thrilled with this 119.9-acre parcel of prime land in Washington County, IL – located just under an hour from St Louis, Missouri. It boasts 19 flat and tillable acres as well as the remaining wooded area; a combination of level terrain to rolling hills dotted with creeks for added appeal. The property proudly exhibits clear deer signs throughout; mature oaks accentuate its timber value. Furthermore, enjoy blacktop connected frontage on South Grand Road within Nashville address boundaries serviced by West Washington County Community Unit #10 School District. There are some outstanding building sites on this land. Offered as two 60 +/- acre tracts of land.

Prime Deer and Turkey Hunting - on either tract

Tract 1 - 59.9 +/- acres - Wooded land that is rolling with a creek meandering thru a small portion of the property. A mixture of hills and bottom ground. Excellent opportunity!

- **Parcel(s):** 14-11-22-300-008(20.04 Acres), 14-11-22-400-006(19.93 Acres), 14-11-22-400-007 (19.39 Acres)
- **2021 tax amount:** \$332.84 (2021)

Tract 2 - 60 +/- acres with 19 tillable acres that you often will see plenty of deer in and would make an excellent food plot and funnel the whitetail from the surrounding woods.

- **Parcel(s):** 14-11-22-400-009(10 Acres), 14-11-22-400-008(30 Acres), 14-11-22-400-003(10 Acres) 14-11-22-400-004(10 Acres)
- **2021 Tax amount:** \$458.86 (2021)

- Total Lot Size: 119.9 Acres (source: County Records)
- School District: West Washington County Community Unit #10 (Okawville)

Drive Times:

- Okawville: 13 Minutes
- Nashville: 8 Minutes
- Mt. Vernon: 42 Minutes
- St. Louis, Mo: 54 Minutes

- Title Company: Washington County Title

Directions: Heading East on IL-15 turn South on County Highway 21 then East on S. Grand Rd. Property is on the left.

Total Taxes: \$791.10 (2021)

AUCTION TERMS AND CONDITIONS:

Property sold AS-IS.

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 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.

NO MAX BIDDING: THERE WILL NO MAX BIDDING FOR THIS AUCTION, this is NOT ebay style bidding.

COMBINATION BIDS: This property can sell as an individual tract or in combination of the two tracts.

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 a current state ID – a Property Peddler Team member 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: Successful high 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 County Title & Abstract Company. 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 June 13th, 2023

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. Any and all fees related to buyer's financing.

Title Company: Washington County Title & Abstract Company

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

Possession: Subject to current farm lease, possession of tillable ground at fall harvest of 2023

Farming Rights: Subject to current farm lease.

Taxes: Taxes are prorated to the day of closing.

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

Survey: No survey - sold by deeded legal description.

DISCLAIMER AND ABSENCE OF WARRANTIES: 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 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, Auctioneer, and/or staff of Property Peddler Inc. 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