



Auction and Real Estate Company

**November 9th - LAND AUCTION - 185± acres
Randolph County IL - Modoc IL - Online & Live
November 9th at 6:30 PM**

Location of Auction: Ratzkeller (1019 Veterans St - Red Bud IL 62278)

ANNOUNCMENTS –

Brown shed is scheduled to be removed from Tract 3, concrete may remain.

IF Tract 4 sells separate than Tract 3 and 2 it should be noted that there will be easement put in place for tract 4 to use the well on tract 2 with an easement for the waterline across tract 3. Tract 2 & 3 will have right to use the well if the owners participate in the shares of the maintenance of the well system.

Taxes: Total 2022 taxes -

- 1408605700 - 14.57± acres - Part of Tract 1 - \$83.22
- 1408606100 - 26.08± acres - Part of Tract 1 - \$422.02
- 1408709200 - 64.57± acres - Tract reworked into 3,4, 5 - \$1608.82
- 1508708800 - 79.02± acres - Tract reworked into 2,3,4,5 - \$640.86
- 1408709200 0.80± acres - Tract to be modified to 10± acres - \$ 3.08

Total taxes for the farm \$2,758 (Minus the tax on one building - 14-087-089-00 - See Terms & Conditions)

UPDATE: Tax credit for 2023 to be as follows:

Tract 1: \$530
Tract 2: \$77
Tract 3: \$386
Tract 4: \$417
Tract 5: \$205
Tract 6: \$1215

TERMS and Conditions:

Seller: Shelba L Kempfer Trust

Bidding Begins Online: October 31st, 2023.

Bidding Ends Live: (with Online bidding available) November 9th 6:30 PM

Location of Live Auction: Ratzkeller (1019 Veterans St - Red Bud IL 62278)

Seller reserves the right to accept or reject the high bid.

NO MAX BIDDING: THERE WILL NO MAX BIDDING FOR THIS AUCTION, this is NOT ebay style bidding. Whatever number you type in is your bid.

COMBINATION BIDS: This property can sell as an individual tract or in combination of the tracts 1-5. Tract 6 will not be able to be combined with any other tract. **Combination bidding will be opened up 10 am on November 9th.**

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 online. 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. Live auction participants will be able to provide proper identification before the live auction starts at the hall day of sale.

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 Arbeiter Law Offices. 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, 2023 **Or within 10 day after completed survey if the survey is not completed before December 22nd, 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: Arbeiter Law Offices

Mineral Rights: Any mineral rights owned will sell with the property. No mineral search performed. The prior mineral lease that has been in effect for 20 years has expired.

Possession: Subject to current farm lease, possession of tillable ground at fall harvest of 2023, possession of the pasture will be Jan 1, 2024.

Taxes: Buyer will get a credit for the 2023 taxes based on the 2022 taxes, then will be responsible for all taxes after closing. **Updated tax credits listed above.**

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

Survey: Land to be surveyed at seller's expense - Final price of tracts 1-5 will be adjusted to the final surveyed acre number (once survey is completed) multiplied by the final price per acre. Survey is expected to be completed after the auction day in December.

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. IF buyer has signed an exclusive agency agreement with a Real Estate Broker then the buyer will be responsible for their cost of the commission. Heirs of the trust have the right to bid.

Auctioneer Brad Chandler / IL Lic. # 441.002105 / Broker License # 475.16227