



## **Land Auction – Online & Live**

### **March 27, 2024 – 80 acres – Randolph County, IL**

**Auction Location:** Property Peddler Office, 1811 N Market St - Sparta IL 62286

**For Property at:** 000 Stephens Rd, Ellis Grove, IL 62241

80 +/- acres offered in two 40+/- acre tracts. 47.79+/- acres tillable with remaining wooded. Excellent deer hunting property. Half mile of road frontage on Steffens Road. 2024 farming rights available This farm allows for many hunters due to the numerous protruding wooded areas throughout the property. There are over 2 miles of tree line on this farm with multiple places for food plots. Great opportunity to purchase your own land to hunt those Randolph County bucks.

**Tract 1** - North 40+/- acres with approximately 16.23 acres tillable

**Tract 2** - South 40+/- acres with approximately 31.36 tillable acres.

An excellent opportunity to purchase land in Randolph County IL. Hunt, Invest, or Build!

**Legal Description:** Part of Sec 11 T6S R7W

**Parcel:** 11-009-012-00 (\$565.75 - 2022 tax) & 11-009-013-00 (\$336.36 - 2022 tax)

**Total Taxes:** 2022 ~ \$902.12

#### **AUCTION TERMS AND CONDITIONS:**

**Bidding Begins - March 18th to March 27th - 6pm - Live Auction & Online at Property Peddler Office (1811 N Market St Sparta IL 62286)**

**Property sold AS-IS.**

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

**Bidding information:** This is a live auction with online bidding. Pre-bidding starts March 18th and will close on March 27th at 6PM during a live auction setting. Auction is Bidders Choice, and bidding will be done at price per acre based on tax bill. Bidders are encouraged to be at the live auction but if bidding online during the live auction, the bidder needs to be accessible by phone. If the bidder is interested in both tracts, and is pre-bidding, it would be best practice to put a bid on both tracts.

**MAX BIDDING:** Pre-bidding does allow for max bidding to be used. The highest price-per acre online bid between both tracts will be brought live as the starting bid for bidder's choice. Once the auction is live, the system will not bid on the behalf of the bidder, so bidder will need to bid on their behalf or make arrangements for the auction company to bid your proxy during the online auction.

**Bidder's Choice:** Once bidding goes live the first round of bidding the winning bidder will have the right to choose if they will take Tract 1, Tract 2 or both tracts for the price per acre bid. IF the winning bidder takes both tracts, then the auction is over. IF the winning bidder does not take both tracts, then bidding will reset and start again for the remaining tract. If it is an online bidder, the bidder will have to be available for the phone call or have arrangements made for once the first round of bidding is complete.

**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.

**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 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 April 30<sup>th</sup>, 202

**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:** Randolph County Abstract

**Mineral Rights:** Mineral rights not included.

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**Possession:** At Closing

**Farming Rights:** Open for the 2024 Farm Season

**Taxes:** Seller will give a tax probaton for 2023 - Buyer is responsible for all of 2024 taxes.

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

**Survey:** Selling by legal description - No survey

**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**

**LISTED by Property Peddler Inc. / IL Auction Lic. # 444000622**

**Brad Chandler Auctioneer/Broker (618)791-3289**

**Designated Managing Broker Brenda Chandler 618-201-3947**

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