



## 47.6 ± Ac - Columbia IL, Monroe County

### Online Auction - Nov 25th, 2024 - 2 PM

Address: 000 Red Brick Lane, Columbia, IL 62236

#### *Farming Rights Available for 2025!*

Discover this remarkable 47.6-acre (according to the tax bill) property just south of Columbia, IL, featuring an impressive 47.22 tillable acres (According to the FSA Map) and 4.87 wooded acres (according to the FSA MAP), perfect for agricultural use with development potential. The land is bordered to the west by the Country Manor Meadows Subdivision and includes a 32 x 40 pole barn, adding to its appeal and functionality.

Conveniently located, this property can be accessed via Gall Road, heading south of Columbia to Red Brick Lane. It lies just north of Red Brick Lane before reaching the circle drive, providing easy access while maintaining a tranquil, rural feel.

- Legal Description: Part of Sec 27, T1S - R10W
- Parcel(s): 4-27-300-003-000
- Taxes: 2022 - \$909.28

#### AUCTION TERMS AND CONDITIONS

Bidding Information:

**Buyer Premium:** There is a 2% *Buyer premium* that will be added to the final bid to establish contract price.

This is an internet-only auction; all bidding takes place online. The property is sold *AS-IS*. The seller reserves the right to accept or reject the highest bid.

- **Soft Close:** Bidding will enter a "soft close" 5 minutes before the lot's scheduled end. The soft close extends bidding by 5 minutes each time a new bid is placed during the final 5 minutes. This cycle will continue until no bids are placed for 5 minutes, ensuring all bidders have a fair chance to submit their offers.
- **Max Bidding:** You may enter your maximum bid at any time. If a lower max bid is in place, your bid will immediately jump to the next increment higher than the existing max bid. In the event of a tie with another max bid, priority is given to the bid entered first. Your bidding screen will display a GREEN outline, or the phrase "you" next to your bidder number if you are the leading bidder. A RED outline indicates you have been outbid.

**Note:** Refresh your bidding screen frequently to avoid internet delays that could misrepresent the bidding status. If you're unsure about your internet connection, please make arrangements to bid from one of our offices by contacting the auctioneer.

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**Registration:** We recommend being registered to bid at least 24 hours before the auction closes. If you have questions, please call us at 618-473-2500. Complete and accurate registration is required to participate in the auction. Bidders must provide their name, address, phone number, and email. Additionally, Property Peddler requires a copy of a state ID, which can be emailed to info@propertypeddler.com or will be requested before bidding approval. By registering, bidders agree to abide by the Auction Terms and Conditions. The auctioneer reserves the right to refuse registration or bidding at their sole discretion.

**Contract Signing:** Winning bidders will sign the Property Peddler auction sales contract, either in person or electronically, immediately following the auction.

**Earnest Money:** The winning bidder must deposit 10% of the purchase price as non-refundable earnest money on the day of the sale, payable to Monroe County Title. Any stop payment or insufficient funds on a check will be considered fraud.

**Closing Date:** On or before December 27th, 2024.

**Closing Costs:** The buyer is responsible for the purchase price, plus customary closing costs, including but not limited to escrow fees, recording fees, and prorations. Costs related to any outside agreements (e.g., broker or inspection fees) are the buyer's responsibility and must be settled outside of the closing.

**Title Company:** Monroe County Title Company

**Taxes:** Seller will give credit for 2024 taxes.

**Mineral Rights:** Any mineral rights owned by the seller will transfer with the property. No mineral search has been conducted, and it is assumed that mineral rights have been detached.

**Possession:** Possession will be granted at closing. Buyer receives 2025 farming rights

**Financing:** The sale is not contingent on financing. Ensure financing arrangements are in place before bidding.

**Survey:** Land to be surveyed at seller's expense - Final price of tracts 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 but before closing.

**Disclaimer and Absence of Warranties:**

The property is sold *AS-IS, WHERE-IS*, subject to prior sale and any recorded easements, covenants, or restrictions. Neither the seller nor the auction company makes any warranties or representations, either expressed or implied, regarding the property. All information is believed to be accurate but is not guaranteed, and bidders are responsible for conducting their own due diligence.

**Auctioneer's Discretion:**

Bidders are responsible for ensuring their bids are placed accurately. The auctioneer reserves the right to disqualify or refuse any bids and to make all final decisions regarding bidding increments, conduct, and lot closings. The seller and auctioneer also reserve the right to bid. In case of errors, omissions, or connection issues, the auctioneer is not responsible for missed or miss-executed bids. Any announcements made on auction day will supersede previously published materials.

**Buyer's Agent Fees:** In the case where a buyer has signed an exclusive agency agreement with a real estate broker, the buyer will be responsible for covering their agent's commission.

**Auctioneer:**

**Brad Chandler, IL License #441.002105**

**Broker License #475.16227**

**Property Peddler Inc. IL Auctioneer Lic. # 444.000622**

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