



Online Only Land Auction

132 ± Acres in St. Clair County – Being Offered as 2 Tracts!

For Property At: 000 Klein Rd, Smithton, IL 62285

Auction Begins: December 22nd, @ 4:00PM

Auction Begins to Close: January 11th, 2023, @ 10:00AM

Call for a Private Viewing:

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

Brenda Chandler, Designated Managing Broker 618-201-3947

Tract 1: (1) Parcel of 73.57 Acres Mostly tillable tract with blacktop road frontage on Klein Rd on the north side of the property and Mueth Rd on the south side of the property. Nice tillable tract that could also be built on. PI of this tract is 108.5

- PI -108.5
- Legal Description: Part of Sec 12, T2S - R9W
- Parcel: 16-12.0-400-004
- Taxes: \$1,652.48 in 2021

Tract 2: (2) Parcels Totaling 59.28 Acres 47.37 tillable acres with a PI of 110.2. This property has an excellent building site with a pond overlooking the bottom land. West Fork Richland Creek does cross this property and there is a low water crossing that large equipment crosses. Wooded creek line and excellent views.

- PI - 110.2
- 20.97 acres of parcel number 17-06.0-300-003
Legal Description: Part of Sec 6, T2S – R8W
Taxes: \$217.48 in 2021
- 38.31 acres of parcel number 17-07.0-100-001
Legal Description: Part of Sec 7, T2S – R8W
Taxes: \$492.84 in 2021

Both Tracts Are:

- Elementary School - Smithton District #130
- High School - Freeburg High School #77
- Drive Times
 - St Louis - approximately 35 minutes
 - Scott Air Force Base - Approximately 34 minutes

AUCTION TERMS AND CONDITIONS -

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 for both tracts 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. If you are unsure about the reliability of your internet connection, you can bid with us in person at the 443 Executive Center in Sparta at 1811 N Market St. on the morning the auction closes.**

NO MAX BIDDING: THERE WILL NO MAX BIDDING FOR THIS AUCTION. The bid increment will be set at \$5,000 minimum bid. You may enter any amount that is \$5,000 or greater and your bid will be accepted and will raise to the bid amount you enter immediately.

COMBINATION BIDS: THERE WILL BE NO COMBINATION BIDDING FOR THIS AUCTION.

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 - 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 Town & Country Title Co. 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 February 10th, 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.

Title Company: Town & Country Title Co, Swansea, IL.

Taxes: Taxes will be prorated at the time of closing.

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

Possession: Possession at closing.

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

Survey: Selling per acreage on the tax bill.

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, 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