



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)

Seller: Shelba L Kempfer Trust

Make an appointment for a private viewing or come to one of the Open Houses

- Saturday, October 14th • 10am - 1pm
- Friday, October 20th • 5pm - 7pm
- Sunday, October 22nd • 2pm - 4pm

Tillable farm ground, pasture, wooded land plus more - this farm offers it all including a charming 3-bedroom home. This is a heck of a cattle farm; the next farmer has the potential to change how the land is being used. Currently 27.14 tillable acres are being farm according to the FSA. Ellis Grove water at the road - Property is serviced by wells - Red Bud School District.

This property is being offered for sale at a multi par auction, where it can be sold in any combination of the 5 tracts of land (Tract 6 will not be offered in combination). Land is to be surveyed with new legal descriptions (Survey to govern final acreage in which the final price for tracts 1-5 will be adjusted to final acreage multiplied by winning price per acre - see full terms and conditions)

Tract 1 - 40.65± acres:

- **Location:** Southside of Roots Road at the corner of Lock & Dam Road
- **Features:** Approximately 10± acres of tillable land, 45' x 87' outbuilding, fenced pasture with an automatic water, a well, pond and creek with a Levee district pump station located on the property. Ellis Grove water available.
- **Parcel Number:** 1408605700 & 1408606100 = 40.65± according to tax bill - subject to survey. Total tax in 2022 is \$505.24.

Tract 2 - 10± acres:

- **Location:** On the north side of Root Road - new owner will need to install a culvert if purchased separately from Tract 3.
- **Features:** Incredible building site at the top of the hill, 10± acres of pasture wooded mix, and a family cemetery hidden in the corner of the property. Ellis Grove water available.
- **Parcel number:** 1408709200 (lines will be modified to the 10± acres) Due to parcel modification we do not have prior tax on this property see below for total property tax.

Tract 3 - 50± acres:

- **Location:** Off of Roots Road.
- **Features:** Wooded pasture mix with a 30' x 63' run in shed. There is a secondary building on this property that is owned by another party. Still to be determined on the status of this 36' x 20' building. Excellent deer hunting. Ellis Grove water available.
- **Part of Parcel(s):** 1408707600 & 1408708800 (subject to change after closing) Due to parcel modification we do not have prior tax on this property see below for total property tax.

Tract 4 - 54± acres:

- **Location:** The Northwest corner of the Roots Road & Oakview Road intersection.
- **Features:** Currently fenced pastures with a patch of wooded ground by Oakview Road - plus a 54' x 68' outbuilding, 60' x 30' pavilion, automatic water, and a well. Ellis Grove water available. Access good off of Root Rd and Oakview Road.
- **Part of Parcel(s):** 1408707600 & 1408708800 (subject to change after closing) Due to parcel modification we do not have prior tax on this property see below for total property tax.

Tract 5 - 26.5± acres:

- **Location:** The Northeast corner of Roots Road and Oakview Road intersection.
- **Features:** 16.34± tillable acres with ownership along the bridge leading to Kaskaskia River. Ellis Grove water available off of Oakview Road.
- **Part of Parcel(s):** 1408707600 & 1408708800 (subject to change after closing) Due to parcel modification we do not have prior tax on this property see below for total property tax.

Tract 6 - Home & 4± acres: - This tract will not be offered in combination.

- **Location:** 5843 OAKVIEW RD, MODOC, IL, 62261
- **Features:** Adorable 1 1/2 story home with nice yard, large trees, a 41' x 42' outbuilding and some acreage across the road; excellent country setting. The home is on a full unfinished basement. The main level has a bedroom, full bathroom, kitchen, living room, and dining room. The 2nd level is a half bath with 3 bedrooms. Currently on a well. Ellis Grove water Available - Fire hydrant across from the home.
- **Part of Parcel:** 14-087-076-00 Due to parcel modification we do not have prior tax on this property see below for total property tax.

Legal Description: Survey to govern - Property lays in Section 10,11,15, 15 T6S- R8W

Parcel(s): IF sold separately, tracts 2-6 are subject to new parcel numbers at closing - current parcel numbers are as follows -

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)

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.

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.

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

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.

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.

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.

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