



Auction and Real Estate Company

**ONLINE & LIVE LAND AUCTION - May 3, 2023**  
**68.94 acres Randolph County IL**  
**55 tillable acres, 13.94 wooded acres**

Property Location - Address: 000 Michael Rd Sparta, IL 62286

- Part of Sec. 32 T4S R5W & Sec. 5 T5S- R5W

**Live Auction Ending at Property Peddler Inc**

(Located at the 443 Executive Center at 1811 N Market St, Sparta IL 62286)

- Online bidding is available till the end.

Property Viewing: by appointment only.

68± acres Randolph County just east of Sparta. County record showing 68.94 acres with 55. acres tillable (according to FSA) with very little elevation change. North end of the property is wooded with a ditch meandering through it. Some room to push the brush back along field lines. There is approximately ½ mile of blacktop road frontage (Michael Rd) and approximately ¼ mile frontage on a rock road (Beattie Lane). This property has a P.I. of 104.61 and is all in one field.

- Lot Size: 68.94 Acres (source: County Records)
- Tillable Acres: 55.02 acres
- School District: Sparta Unit 140

Drive Times:

- Sparta: 5 Minutes
- Pinckneyville: 22 Minutes
- Belleville: 43 Minutes
- St. Louis: 1 Hr. 3 Minutes

**Lead Broker – Designated Managing Broker Brenda Chandler of Property Peddler Inc.**  
**618-201-3947**

**Call Auctioneer & Real Estate Broker - Brad Chandler 618-791-3289 for more info.**

**Directions:** Heading East out of Sparta on IL-154 turn North on Michael Rd. Property is on the right.

**Legal Description:** Part of Sec. 32 T4S R5W & Sec. 5 T5S- R5W

**Parcel(s):** 02-006-003-50, 01-056-009-00

**Taxes:** \$986.82 (2021)

## **AUCTION TERMS AND CONDITIONS:**

**Property sold AS-IS.**

**Bidding information:** This is an internet & live auction. Internet bidding begins April 25th and will end with a live auction to be held at and ending at Property Peddler Inc.(Located at the 443 Executive Center at 1811 N Market St, Sparta IL 62286) IF bidding online we encourage bidders to refresh bidding screens often to make sure timers are updated, make sure you have good internet.

**NO MAX BIDDING: THERE WILL NO MAX 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 – a Property Peddler Team member 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:** 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 June 30th, 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:** Randolph County Abstract

**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.

**Farming Rights:** Subject to current farm lease, credit at closing for 100 per tillable acre.

**Taxes:** Taxes are prorated to the day of closing.

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

**Survey:** No survey - sold by deeded legal description.

**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. Trustees of the Venron Bollman Trust will have the right to bid as individuals or as different entities. 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**