



Auction and Real Estate Company

ONLINE LAND AUCTION **203 ± ACRES MONROE COUNTY, IL**

September 6th, 2023 - 10 am

Tract 1 Shown by Appointment Only

Tract 2 Open House Dates: Aug 4th, from 5 - 6pm & Aug 17, from 5 - 6pm (on Tract 2 only) - Please come during the open house to check it out or make an appointment. ***Please - Do not drive down the driveway without an appointment.***

203 ± acres in Monroe County will be sold in 2 tracts. Tract one being 90.6 ± acres (County Records) of mostly tillable ground. Located just off of Bluff Rd. in Columbia, IL. Columbia Aero Club Airport runway is part of the property. Tract 2 -112.62 ± acres partially in city limits, but mostly out of city limits. The property is bordered to the west by the City of Columbia and Budnick. Road frontage on Schlemmer Lane.

Tract 1 - 90.6 ± acres - 90.6 ± tillable acres. Soil P. I. is 112. Possession at fall harvest 2023. Will be sold by taxed acres. Airstrip leased until February 28th of 2024.

Total acreage - 90.6 ± (county records) 2021 total tax - \$1,731.15

Tract 1 - is shown by appointment only - Give Auctioneer Brad Chandler 618-791-3289 a call to make an appointment.

Tract 2 -112.67 ± acres - 65.85 ± acres tillable / FSA. PI INDEX: 118.8 112 acres with combination of a homesite, tillable ground and woods to hunt. This versatile piece of land is partially in the city limits of Columbia but mostly out. Once you are at the top of the hill you see the combination of hills and lower ground. In order to get to the 27 acres of woods with places for food plots you will have to cross a low water crossing across Wilson creek. Homesite is selling with the property consisting of a quaint 2-bedroom 1 bath. There is a newer outbuilding

that is part of the sale, having access to it by an easement. Do not drive down the driveway on this piece of land - Give us a call to set up your appointment or join us at the open house.

Total acreage - 112.67 ± (county Records) 2021 total tax - \$3853.40

Terms & Conditions

Seller: Alice Schlemmer Estate

Bidding Begins - August 23rd to September 6th - 10 am

Property sold AS-IS.

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 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.

NO MAX BIDDING: THERE WILL NO MAX BIDDING FOR THIS AUCTION, this is NOT ebay style bidding.

COMBINATION BIDS: No combinations

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 Monroe County Title Company. 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 October 20th, 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: Monroe County Title Company

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 - Seller keeps 2023 farm income.

Tract 1: The Columbia Aero Club airstrip lease on the Bluff Road Tract 1 parcel is currently \$5,000.00 per year and that lease started March 1, 2023, and runs through February 28, 2024. The lease payment will be prorated at the rate of \$13.69/day at closing based on the number of days remaining between closing and the end of the lease term. Successful buyer shall have the right to determine whether to enter into a new airstrip lease with the Columbia Aero club or terminate the lease entirely after February 28, 2024.

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.

Tract 2: The house at 224 Schlemmer Lane is not habitable according to the county. The trailer at 274 Schlemmer Lane must be removed by the buyer.

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

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