



Land Auction – 121.1 Acres in Peoria County, IL

Auction Date: April 3, 2025 – 10 AM (Online Only)

Location: N Eden Rd, Brimfield, IL 61517

Parcel Number: 12-21-300-007

This 121.1-acre property offers a unique combination of income-producing farmland, recreational opportunities, and excellent building sites.

- Tillable Acres: 91.4 acres per tax bill (89.71 acres per FSA)
- Soil Productivity Index (PI): 108.8
- Building Potential: Multiple homesite options with stunning lake views
- Lake: 18-acre lake, ideal for waterfowl hunting & recreation
- Amenities: Pavilion and dock area—perfect for camping, fishing, and relaxing
- Road Frontage: Convenient access along a blacktop road in Elmwood USD #322

Whether you're looking for an investment property, a hunting retreat, a dream homesite, or development potential, this auction presents an outstanding opportunity.

AUCTION TERMS AND CONDITIONS

Auction Dates:

- **Bidding Starts:** March 20th, 2025

Bidding Information: 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

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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.

Preapproval: We recommend being preapproved to bid at least 24 hours before the auction closes. If you have questions, please call us at 618-473-2500.

Registration: 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.

Co-Broker Commission Offered: Property Peddler Inc. is offering a 1% co-broker commission to a sponsoring broker whose registered client successfully wins the auction, completes a sales purchase agreement, and fulfills all closing requirements. To qualify, the broker must:

- Register their client before the client registers for the auction or is shown the property by a Property Peddler agent.
- Personally show the property to their client before the auction.
- Have a buyer's representation form completed with their client prior to client registering for auction.

To obtain the client registration form, brokers may contact the auctioneer, Brad at brad@propertypeddler.com or 618-791-3289. All auction Terms and Conditions apply. If the broker's client is the winning bidder, they will sign a sales contract prepared by Property Peddler Inc., which can be reviewed by the registering broker before the auction closes.

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 County Title Company. Any stop payment or insufficient funds on a check will be considered fraud.

Closing Date: On or before May 2nd, 2025

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: County Title Company

Taxes: Taxes will be prorated to the day of closing.

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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.

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

Survey: Selling by legal description. Acreage is taken from the tax bill.

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. Sale is subject to court approval.

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