



**Monroe Co IL 160 +/- - 2 Tracts**  
**Oct 22nd, 2025 - 6:30 PM**

 **Live Auction at Acorns Golf Links (3933 Ahne Rd, Waterloo IL)**

*Online Bidding Available!*

**Property Address:** 2806 Steffen Rd, Fults, IL, 62244 (Tract 2, Tract 1 right across from Tract 2)

**Property Viewings:** October 15th, 2025 - 4 pm - 6 pm

**160 +/- acres offered in two tracts. Choice - take one, take all!**

**Tract 1 - 80 +/- acres** - On the west side of the Steffen Road

67.14+/- Tillable Acres | Parcel: 14-24-200-001-000 | 2024 taxes: \$1,589.80

**Tract 2 - 80 +/- acres** - On the east side of Steffen Road

74.93 +/- Tillable Acres plus a driveway up to an old farmstead. There are a couple of Bins on the property that are not in working condition.

Parcel: 15-19-100-001-000 | 2024 taxes: \$2,119.16

**Directions:** Take Bluff Road south of Mayestown to Steffen Rd, follow to 2806 Steffen Rd, Fults IL 62244

**Terms & Conditions**

**Auction Schedule:**

- **Bidding Opens Online:** Fri, October 10, 2025
- **Live Auction (with Online Bidding Available):** Wed, October 22, 2025, 6:30 PM
- **Location of Live Auction:** Acorn Golf Course, 3933 Ahne Rd, Waterloo, IL

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**Seller's Rights:** Seller reserves the right to accept or reject the high bid.

### **Bidding Information**

- This is a **live auction with simultaneous online bidding**.
- The auction will be conducted as **Bidder's Choice**. Bidding will be on a **lump sum basis per 80-acre tract (per tax bill)**, with the winning bidder choosing one tract or both.
- If bidding online, bidders must remain accessible by phone during the live auction. In-person attendance is strongly encouraged.
- **Pre-bidding:** If interested in multiple tracts, bidders are encouraged to place pre-bids on each tract of interest.

### **Max Bidding:**

- Pre-bidding allows for maximum bids to be set online.
- The highest online lump sum bid between both tracts will serve as the **opening bid** when the live auction begins.
- During the live auction, the system will continue to bid automatically on the bidder's behalf up to their maximum, but bidders (or their representatives) are strongly encouraged to attend the auction in person.

### **Bidder's Choice Process:**

- In the first round of live bidding, the high bidder may elect to purchase Tract 1, Tract 2, or both at their winning lump sum price.
- If the high bidder selects both tracts, the auction concludes.
- If only one tract is selected, bidding will reopen for the remaining tract(s) until all have been sold and final bid prices are confirmed.
- Seller reserves the right to approve or reject any final bid.
- Online bidders must be reachable immediately following each round of bidding to confirm choices.

### **Registration**

- All bidders must register with **name, address, phone number, and email**.
- Online bidders must provide a copy of a valid state-issued ID. A Property Peddler team member will contact registrants before approval.
- By registering, bidders agree to these Terms & Conditions.
- Auctioneer reserves the right to decline registration or bidding privileges at their discretion.
- Early registration is encouraged to receive property updates and notices of any changes.

### **Contract & Earnest Money**

- **Contract:** Successful high bidders must sign the auction purchase contract immediately after the auction (in person or electronically).
- **Earnest Money:** A non-refundable 10% deposit is due on the day of the sale, payable to **Arbeiter Law**.
- Any stop payment or returned check will be deemed fraudulent and treated as intent to defraud.

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## Closing

- **Closing Date:** On or before November 25, 2025.
- **Closing Costs:** Buyer will pay the purchase price plus customary closing costs, including (but not limited to) escrow/closing fees, recording fees, prorations, and document-related charges. All financing-related fees are the responsibility of the Buyer.
- **Title Company:** Arbeiter Law

## Property Details

- **Mineral Rights:** Any owned mineral rights transfer with the property. No mineral search performed.
- **Possession:** Subject to current farm lease.
- **Farming Rights:** Current lease terminates upon completion of Fall Harvest 2025 or December 31, 2025, whichever comes first.
- **Taxes:** Taxes will be prorated to the date of closing.
- **Survey:** No survey to be performed.
- **Financing:** Bidding is not contingent on financing or appraisal. Buyers must secure financing, if needed, before bidding.

## Disclaimers & Conditions

- The property sells “**AS IS, WHERE IS**”, with no warranties expressed or implied.
- Sale is subject to recorded easements, covenants, and restrictions.
- Acreages, maps, and boundaries are approximate and not guaranteed. Buyers must conduct their own due diligence, inspections, and verifications.
- Auctioneer, Seller, and Property Peddler Inc. assume no liability for errors, omissions, or inaccuracies in marketing or advertising materials.
- Auctioneer is not responsible for missed bids, technical issues, or bidding errors. Buyers release Auctioneer from any claims relating to such matters.
- Bidding increments and conduct of the auction are at the discretion of the Auctioneer. All decisions of the Auctioneer are final.
- Announcements made by the Auctioneer on auction day take precedence over all previously printed or spoken information.
- Property Peddler Inc., Auctioneer, and staff **may bid** at the auction.
- Auctioneer reserves the right to cancel the auction or disqualify bidders.
- Property Peddler Inc. and its staff are **agents of the Seller only** in this auction.
- Buyers with an existing exclusive agency agreement with a licensed real estate broker will be responsible for paying their buyer’s agent commission.

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