



Online Only Real Estate Auction

For Property At: 1005 Randolph St, Ruma, IL 62278

Auction Begins: Sunday, May 1st @ 12 PM

Auction Starts to Close: Thursday, May 12th @ 10 AM

OPEN HOUSES:

Sunday, May 1st: 10am to 12pm

Tuesday, May 3rd: 4pm to 7pm

Friday, May 6th: 4pm to 7pm

Description: 4 bedroom 2 bath bi-level home on a large lot with an attached 2 car garage in the Red Bud School district. Nice size rooms and a very well maintained home. The front of the home lot has frontage on Route 3 and the back has frontage on Randolph St. Walk-out basement.

Legal Description: Part of Section 4 Township 5S Range 8W

Parcel: 13-150-010-00

Taxes: 2020 ~ \$ 1,072.10

Auction Terms & Conditions:

Bidding information: This is an internet-only auction. All bidding is online. All items sold AS-IS. Seller reserves the right to accept or reject the high bid. Bidding will begin a soft close 2 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 two minutes of bidding. During a soft close, the remaining bid time will be reset to 2 MINUTES after each new bid during the final 2 minutes of bidding on that particular item. The time period eventually runs out when bidding has ceased for a full 2 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.

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 state ID - This can be sent to Property Peddler by emailing to info@propertypeddler.com or we 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: Winning bidders will sign in person or electronically the auction sales contract (for real estate only) immediately after the sale.

Earnest Money: The day of sale, the winning bidder must deposit a non-refundable payment of \$5000 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 10, 2022

Closing Cost: Buyer shall pay the purchase price, plus any bank fees, typical title fees, and applicable closing costs. The closing costs may include but are not limited to the following: escrow/closing fees, recording fees, normal prorations, and/or document fees such as later date charges or wiring fees brought on by the title company. Sellers provide title policy.

Title Company: Randolph County Abstract

Possession: At closing.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: Subject to prior sale. 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, home and personal 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. All descriptions are believed accurate but not warranted. Each potential bidder is responsible for conducting his or her independent inspections, investigations, inquiries and due diligence concerning the property and items. 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 so 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. Auctioneer has the right to cancel the sale. The Auction Company reserves the right to bid. Property Peddler Inc., staff and agents work for and are agents of the Seller Only in an auction situation.

Auctioneer Brad Chandler
IL License #441.002105
Broker License # 475.16227

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