



**Collaborative Land Auction -
Auction to be held at:
Four Points by Sheraton Conference Center
319 Fountains Parkway
Fairview Heights, IL 62208**

NOVEMBER 14th - Thursday at 6:00pm

Property 4 - 75.7 acres - St. Clair County, IL

**Property address : 6851 Forest Boulevard, East Saint Louis IL 62204
1 Tract tillable farm Land**

**Parcel: 02-10.0-200-010
Section 10, T2N - R9W - St. Clair County, IL**

PROPERTY DETAIL:

75 acres Industrial Development Site adjacent to Alton & Southern RR with all Utilities available. Tillable land with 8071L Darwin silty clay, 0 to 2 percent slopes - PI of 111. Road Frontage is 770' , Depth is 1770'. Located 1 mile east of IL Route 111, 3.5 miles north of I-64, 3.7 Miles South of I-55.

Terms & Conditions:

Registration for Live Bidders: Must have valid ID to present at live registration.

Registration For Online Bidders: Proper and complete registration is required to bid. All bidders must provide name, address, phone number and email address to register. A registered online bidder will then be qualified by the auctioneer to continue; bidder will be asked for a copy of state-issued ID and must be at least 18 years of age. Credit card verification is required to bid online. The credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. Deposit must be wired by the close of business next day. Credit card will not be charged unless Winning Bidder fails to complete the contract signing process and required wiring, then \$1000 will be charged to the credit card



provided at registration. 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. Online bidders must be verified 24 hours in advance of the live auction. Buyer should register as early as possible to obtain information about the properties 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 immediately after the sale.

Earnest Money: Within 24 hours of close of bidding, the approved high bidder will deposit a non-refundable payment of 10% down - deposited with First American Title. 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 December 19, 2019

Taxes: Seller will pay all of the 2019 taxes as a credit at closing.

Mineral Rights: Any owned will sell with the property. No mineral search performed.

Possession: Subject to current farm rights. Possession is at 2019 fall harvest or at December 31st 2019 whichever is sooner. Seller is the farmer.

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

Survey: Prior survey provided.

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 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 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.

Conduction of 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. Auction Company reserves the right to bid. Property Peddler Inc. and their agents work for and are agents of the seller only in an auction setting.

**Brad Chandler IL Auctioneer Lic # 441.002105 Property Peddler Auctioneer
& Broker Brad Chandler Cell 618-791-3289 / brad@propertypeddler.com**

**Agent - Barber Murphy - Broker Wayne Barber, Jr.
Cell 618.593.4000 / Wayne@barbermurphy.com**