



## Land Auction –270 ± Acres Offered in 4 Tracts

Wednesday July 29, 2026 at 6:30 PM

Live Auction: Monroe County Fair grounds

Online Bidding Available

*Note: The live auction will be conducted alongside the 89 ± Acre auction we have listed in Columbia, IL. There are two separate properties in one auction. The Columbia and Valmeyer Tracts will show as listed below in the Terms & Conditions.*

This offering presents an excellent opportunity to purchase quality farmland in Monroe County, Illinois. As mapped there are 242.98 tillable acres.

### Lot 1: Tract 1 – 11.73± Acres

- All tillable farmland - Soil PI of 104.7
- Located on the southeast side of State Route 156
- The tract surrounds the residence at 756 State Route 156, Valmeyer, IL (*residence not included in sale*)
- Part of Parcel: 09-08-100-001-000

### Lot 2: Tract 2 – 108.94± Acres

- 89.38± tillable acres - Soil PI of 106.4
- Wooded ditch line present
- Frontage on both "A" Road and State Route 156
- Joins property located at 641 State Route 156, Valmeyer, IL (*residence not included in sale*)
- Parcel: 09-05-400-001-000 & Part of Parcel: 09-08-100-001-000

### Lot 3: Tract 3 – 80.35± Acres

- 74.07± tillable acres - Soil PI of 107.4
- Parcel: 09-07-200-002-000 & Part of Parcel: 09-08-100-001-000

### Lot 4: Tract 4 – 70± Acres

- 67.8± tillable acres - Soil PI of 114.4
- Parcel: 06-30-400-001-000

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Total tax acreage currently reflected at the courthouse: 252.23± acres Total 2024 Taxes: \$5,312.64

**Parcel breakdown:**

- 09-08-100-001-000 (*divided between Tracts 1, 2 & 3*) 143.63 acres — \$3,196.42
- 09-05-400-001-000 (*part of Tract 2*) 25.6 acres — \$424.24
- 09-07-200-002-000 (*part of Tract 3*) 13 acres — \$254.28
- 06-30-400-001-000 (*Tract 4*) 70 acres — \$1,437.70

## Terms & Conditions

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

- **Pre-bidding Begins:** Mon, July 20th, 2026
- **Live Auction (with Online Bidding Available):** Wednesday July 29, 2026 at 6:30 PM
- **Location of Live Auction:** Monroe County Fairgrounds 4177 State Route 156, Waterloo, IL 62298

### Bidding Information

- This is a live auction with simultaneous online bidding.
- The auction will be conducted as a Multipar Auction, no combination bidding allowed. If bidding online, bidders must remain available by phone during the live auction. In-person attendance is strongly encouraged.
- Pre-bidding: Bidders interested in multiple tracts are encouraged to place pre-bids on each tract of interest prior to the live auction.

### Max Bidding:

- No Max Bidding allowed

### Live Multipar Bidding Process:

- Bidding will be done at price per acre. Final price will be adjusted to the surveyed acres. The survey is predicted to be completed by the auction day.
- The auctioneer will open one tract at a time for bidding, beginning with the first tract. Any previous online bids will roll over and become the beginning bids for the live auction portion. All other tracts will remain locked during the live auction with bids only accepted on the tract the auctioneer is calling. After the auctioneer has given each tract 2 rounds of bidding (Minimum)

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and all bidding has ceased, the auction will close. Online bidders need to follow the simulcast to understand which tract the auctioneer is calling. The auctioneer reserves the right to adjust the sale method.

- The auctioneer is not responsible for errors or lag in the internet connection or the functioning of the computer system at that time. If you have concerns about your internet reliability it is better to show up to bid live.
- Seller reserves the right to approve or reject any final bid.

#### **Tract Breakdown on the Auction Program**

- Lot 1: Tract 1 – 11.73± Acres (270 Acre Auction, Valmeyer)
- Lot 2: Tract 2 – 108.94± Acres (270 Acre Auction, Valmeyer)
- Lot 3: Tract 3 – 80.35± Acres (270 Acre Auction, Valmeyer)
- Lot 4: Tract 4 – 70± Acres (270 Acre Auction, Valmeyer)
- Lot 5: Tract A - 25± Acres (89 Acre Auction, Columbia)
- Lot 6: Tract B - 34± Acres (89 Acre Auction, Columbia)
- Lot 7: Tract C - 30± Acres (89 Acre Auction, Columbia)

#### **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 **Columbia Title Company.**
- Any stop payment or returned check will be deemed fraudulent and treated as intent to defraud.

#### **Closing**

- **Closing Date:** On or before September 29th, 2026.
- **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:** Columbia Title Company

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### Property Details

- **Mineral Rights:** Any owned mineral rights transfer with the property. No mineral search performed.
- **Possession:** Fall Harvest 2026 or Dec 31st, whichever is first.
- **Farming Rights:** Subject to current Farm Lease. Lease will terminate at closing. Farmer has the right to harvest crops. Sellers to retain farm crop income for 2026.
- **Taxes:** Taxes will be prorated to the date of closing.
- **Survey:** Has been ordered and is predicted to be completed before sale day.
- **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.
- The 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.
- The 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.

### Auction Held with Property Peddler Inc.

Auctioneer/Broker Brad Chandler 618-221-5727

- Auctioneer Brad Chandler, IL Lic. # 441.002105,
- Broker License # 475.16227
- Property Peddler Inc. IL Lic. # 444.000622

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