



39.5± Acres | Monroe County, IL

Live & Online Auction – June 24, 2026 at 6:30 PM

Live Location: Acorns Golf Links, 3933 Ahne Rd, Waterloo, IL 62298

This 39.5± acre property (per tax records) offers a rare opportunity on the edge of town, joining city limits and zoned MA-2. With strong frontage along Vandebrook Drive, this tract presents excellent potential for future development or as a strategic addition to an agricultural portfolio.

Approximately 34± acres are currently tillable, making it an attractive option for income-producing farmland with long-term upside. Its location is hard to beat—within walking distance to the local trail system leading into town and near Waterworks Park, offering recreation and connectivity that enhance its development appeal.

Offered in Two Tracts:

- **Tract 1 – 20.5± Acres** Frontage on Vandebrook Drive with potential access to extend Doe Creek Trail. Includes approximately 16 ± tillable acres. A strong candidate for development or investment hold.
- **Tract 2 – 19.0± Acres** Also featuring Vandebrook Drive frontage with approximately 17.5± tillable acres. Ideal for continued agricultural use or future transition. Also a strong candidate for development or investment hold.

Legal Description: Part of Sec 1, T3S - R10W

Parcel(s): 10-01-100-009-000

Taxes: 2024 - \$705.78

Terms & Conditions

- Pre-Bidding Starts: June 10, 2026 at 12pm
- Auctions Ends Live & Online: June 24, 2026 at 6:30pm

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, with bidding per acre. The contract price will be calculated using the acreage on the survey if divided or if sells as whole price will be using the acreage on the tax bill - 39.5 acres
- The winning bidder will have the right to select the tract(s) of their choice at the winning per-acre bid price.
- 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.

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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 first round of 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 all at their winning per acre price.
- If the high bidder selects both tracts, the auction concludes.
- If only one tract is selected, bidding will reopen for the remaining tract until all have been sold and final bid prices are accepted by the seller.
- 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 **Monroe County Title Company**
- Any stop payment or returned check will be deemed fraudulent and treated as intent to defraud.

Closing

- **Closing Date:** On or before July 24th 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:** Monroe County Title Company

Property Details

- **Mineral Rights:** Any owned mineral rights transfer with the property. No mineral search performed.
- **Possession:** Subject to current farm lease. Seller will receive a credit at closing the credit will be announced the day of the sale.
- **Farming Rights:** Current lease terminates upon completion of Fall Harvest 2026 or December 31, 2026, whichever comes first.
- **Taxes:** Taxes will be prorated to the date of closing.

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- **Survey:** Will be surveyed before auction 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.

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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