



Online Only Land Auction

73.59 ± Acres in Monroe County

8 Tracts – From .85 to 42 Acres

Address: 73.5 acres known as Lake Mildred Development

- **Auction Begins: Monday, March 13th at 10:00AM**
- **Auction Begins to Close: Wednesday, March 29th at 10:00AM**

Listed with Property Peddler Inc

Brenda Chandler, Designated Managing Broker 618-201-3947

Brad Chandler, Auctioneer & Real Estate Broker 618-791-3289

Property Viewing: Saturday, March 4th from 2:00PM to 4:00PM

Mostly wooded land that was platted as part of the Lake Mildred Development. Some of the zoning is R-4 (Single Family Residential), some of the zoning is A-1 (agricultural). Possible building site.

Note: All of the addresses and parcels are subject to change after close.

- **Tract 1: 1.5 +/- acres** - Access off G Road. Fountain water available off the road. Could be an excellent building site.
 - Address(s) Associated:
 - 5215 Pin Oak Dr, Prairie du Rocher, IL, 62277
 - Current Parcel(s) Associated:
 - 1805304001000
 - North Part of parcel- 1806400005000

- **Tract 2: 4 +/- acres** - Wooded. This acreage amount also includes a road and walking path that was platted in the past and the new owner might consider going through the steps to close some of the platted areas where he owns both sides.
Could be an excellent building site.
 - Address(s) Associated:
 - 5205 Big Oak Dr, Prairie du Rocher, IL, 62277
 - 5213 Big Oak Dr, Prairie du Rocher, IL, 62277
 - Parcel(s) Associated:
 - Part of 1805303099000 (4 of the GIS lined lots in this tract)
 - 1805303009000
 - 1805303006000
 - 1805303014000
 - 1805303002000

- **Tract 3: 2 +/- acres** - Wooded with lake frontage. Could be an excellent building site.
 - Address(s) Associated:
 - 5240 Big Oak Dr, Prairie du Rocher, IL, 62277
 - 5230 Big Oak Dr, Prairie du Rocher, IL, 62277
 - 5231 White Oak Dr, Prairie du Rocher, IL, 62277
 - Parcel(s) Associated:
 - Part of 1805305099000 (2 of the GIS lined lots in this tract)
 - 1805305018000
 - 1805305017000
 - 1805305011000
 - 1805305012000
 - 1805305015000

- **Tract 4: 12.5 +/- acres** - Wooded with lake frontage. Could be an excellent building site.
 - Address(s) Associated:
 - 1449 Lake Front Dr, Prairie du Rocher, IL, 62277
 - 5313 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5321 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5341 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5357 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5365 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - Parcel(s) Associated:
 - Part of 1805300002000
 - 1805306008000 (2 of the GIS Lots have these parcel number)
 - Part of 1805308099000 (5 of the GIS lots have this parcel number in this tract)
 - 1805306002000
 - 1805306001000
 - 1805308004000
 - 1805308010000

- **Tract 5: 1.88 +/- acres** - This grouping of lots has two A-Frame homes on it. The home on this property used to get their water from the 42-acre tract. It is not currently functioning and will not have a water source once sold. Buildings are uninhabitable.
 - Address(s) Associated:

- 1432 Lake Front Dr, Prairie du Rocher, IL, 62277
 - 1400 Lake Front Dr, Prairie du Rocher, IL, 62277
 - 1420 Lake Front Dr, Prairie du Rocher, IL, 62277
 - 1407 Lake Front Dr, Prairie du Rocher, IL, 62277
 - 1403 Lake Shore Dr, Prairie du Rocher, IL, 62277
- Parcel(s) Associated:
 - 1805307014000
 - Part of 1805307099000 (Two GIS lots with this parcel number)
 - 1805307011000
 - 1805307003000
 - 1805307006000
- **Tract 6: 9.7 +/- acres** - Wooded acreage. Could be an excellent building site.
 - Address(s) Associated:
 - 5425 Shady Ln, Prairie du Rocher, IL, 62277
 - 5403 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5407 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5411 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5419 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - Parcel(s) Associated:
 - Part of 1805300002000
 - Part of 1805308099000
 - 1805309099000
 - 1805311099000
 - 1805308019000
 - 1805309009000
 - 1805309008000
 - 1805309007000
 - 1805309004000
- **Tract 7: 42 +/- acres** - Wooded acreage with an old building, an older well and a spring on the property. Part of this acreage is part of a road that has been platted in the past but not developed. There is a road that travels through this property that is for access for the other properties past the dam. Buildings are uninhabitable.
 - Address(s) Associated:
 - 5316 DeMint Ct, Prairie du Rocher, IL, 62277
 - 5324 DeMint Ct, Prairie du Rocher, IL, 62277
 - 5360 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5376 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 5380 Hickory Hill Dr, Prairie du Rocher, IL, 62277
 - 1400 Hillcrest Dr, Dr, Prairie du Rocher, IL, 62277
 - Parcel(s) Associated:
 - Part of 1805300002000
 - Part of 1805308099000
 - 1805306099000
 - 1805306020000
 - 1805306019000
 - 1805310099000
 - 1805310018000
 - 1805310014000
 - 1805310013000

- 1805312099000
- **Tract - 8 - .85 +/- acre** - Wooded tract - Not surveyed.
 - Address(s) Associated:
 - 1210 WREN CIR, PRAIRIE DU ROCHER, IL, 62277
 - Parcel(s) Associated:
 - 1805365024000

AUCTION TERMS AND CONDITIONS -

Bidding information: This is an internet-only auction. All bidding is online. Property sold AS-IS. Seller reserves the right to accept or reject the high bid. Bidding will begin a soft close 5 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 five minutes of bidding. During a soft close, the remaining bid time will be reset to 5 MINUTES after each new bid during the final 5 minutes of bidding on the land. The time period eventually runs out when bidding for both tracts has ceased for a full 5 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. If you are unsure about the reliability of your internet connection, you can bid with us in person at the 443 Executive Center in Sparta at 1811 N Market St. on the morning the auction closes.**

NO MAX BIDDING: THERE WILL NO MAX BIDDING FOR THIS AUCTION. You may enter any amount that is equal to the bid increment or greater and your bid will be accepted and will immediately raise to the bid amount you entered.

COMBINATION BIDS: THERE WILL BE NO COMBINATION BIDDING FOR THIS AUCTION.

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 a current 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 immediately after the sale.

Earnest Money: The day of sale, the approved high bidder will deposit a non-refundable payment of 10% down - deposited with Monroe County Title Co. 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 April 28th, 2023

Closing Cost: Buyer shall pay the purchase price, plus any customary closing costs. The closing costs may include but are not limited to the following: escrow/closing fees, recording fees, normal pro-rations, and/or document fees such as later date charges or wiring fees brought on by the title company.

Title Company: Monroe County Title Co.

Taxes: To be prorated to the day of closing.

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

Possession: Possession at closing.

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

Survey: Survey to govern - Seller to provide survey on tracts 1-7 (There will be no survey on Tract 8). Tract acreage will not be adjusted to survey. Survey should be completed before the close of the auction.

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. The parcel numbers and addresses are believed to be accurate but are subject to change at the county level after closing.

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. The Auction Company, Auctioneer, and/or staff of Property Peddler Inc. reserves the right to bid. Auctioneer has the right to cancel

the auction. 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,
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