



Live & Online Auction: Gleiber Farm 265 ± Acres, Monroe & St. Clair Counties, IL - 9 Tracts

Bidding Ends: October 30th, 2024 @ 6:30 PM

Live Auction Location: Smithton Turner Hall, 115 N Julia St, Smithton, IL 62285

Waterloo Farm - Monroe & St. Clair Counties

This expansive property, spanning approximately 168.65, offers a mix of wooded and tillable land. It presents excellent opportunities for building in the desirable Waterloo School District, hunting, or investment in prime agricultural land.

Taxes:

- **Total Acres:** 168.65 ± (Total Taxes - \$4745.22)
- **St. Clair County (2023):** 93.65 ± acres (2023 Taxes - \$1,598.72)
- **Monroe County (2022):** 75 ± acres (2022 Taxes - \$3,186.50)

Tract 1 - 21.75 ± Acres

A unique tract featuring a blend of wooded and open land, ideal for a picturesque building site. Approximately 9.5 acres of lowland, with 7.31 ± acres currently under cultivation. Additionally, a 3.9 ± acre field on higher ground offers an excellent location for building. The property has access from Konarcik Road, with Orlet Road bordering the west side, a quiet dead-end road.

- **Tax Information:**

- Monroe County Parcel #08-23-400-004-000 | 15 Acres | 2022 Taxes: \$136.56
- St. Clair County Parcel #16-23.0-400-005 | 4.83 Acres | 2023 Taxes: \$179.98
- **Additional Parcel:** Part of Monroe County Parcel #08-26-200-003-000
- **Total Combined Taxes:** Approximately \$316.54

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Tract 2 - 14.4 ± Acres

A small yet versatile parcel with a mix of wooded and tillable land, including a shared pond in the southeast corner. With 7.42 wooded acres and the rest tillable, this tract makes an excellent building site.

- **Parcel Information:** Part of Monroe County Parcel #08-26-200-003-000

Tract 3 - 10.5 ± Acres

This mostly tillable tract, with a 0.5-acre wooded ditch, offers road frontage on two sides. It provides an excellent building site.

- **Parcel Information:** Part of Monroe County Parcel #08-26-200-003-000

Tract 4 - 12 ± Acres

This tract features primarily tillable land, making it an ideal building site.

- **Parcel Information:** Part of Monroe County Parcel #08-26-200-003-000

Tract 5 - 69.6 ± Acres with Home

This tract spans two counties, featuring an older farmstead with a home and outbuildings. The property includes 49.3 ± tillable acres and is bordered by Prairie du Long Creek to the east.

- **Tax Information:**
 - Monroe County Parcel #08-25-100-001-000 | 20 Acres | 2022 Taxes: \$2,579.32
 - St. Clair County Parcel #16-25.0-100-00 | 49.17 Acres | 2023 Taxes: \$926.40

Tract 6 - 39.7 ± Acres

This tract features a diverse mix of wooded and tillable land, with Prairie du Long Creek running through the middle, offering excellent hunting potential. With 23.46 ± tillable acres, it's a valuable asset.

- **Tax Information:**
 - **St. Clair County**
 - Parcel #16-24.0-300-007 | 9.9 Acres | 2023 Taxes: \$132.24
 - Parcel #16-24.0-300-008 | 9.9 Acres | 2023 Taxes: \$214.40
 - Parcel #16-24.0-300-009 | 19.85 Acres | 2023 Taxes: \$323.58
 - **Total Combined Taxes:** \$670.22

Red Bud Farm - 96.96 ± Acres - Monroe County, IL

All tracts within the Red Bud Farm lie in the Red Bud School District and are located on dead-end roads, offering privacy and excellent building sites.

Taxes: Total for all 3 parcels in 2022: \$1,303.74

Tract 7 - 36.73 ± Acres

Located off Harbaugh Lane, this tract is entirely tillable.

- **Parcel Information:** Monroe County Parcel #12-13-400-003-000 | 2022 Taxes: \$585.80

Tract 8 - 39 ± Acres

Situated off Smith Road, this tract consists mostly of tillable land.

- **Parcel Information:** Monroe County Parcel #12-24-200-002-000 | 2022 Taxes: \$567.12

Tract 9 - 21.23 ± Acres

This tract is located at the end of Smith Road, a dead-end road, and adjoins State of Illinois land to the east. There are approximately 9.85 +/- tillable acres.

- **Parcel Information:** Monroe County Parcel #13-19-100-002-000 | 2022 Taxes: \$150.82

TERMS and Conditions:

Seller: Estate of Lorena Gleiber

Bidding Begins Online: 10/18/2024

Bidding Ends Live: (with Online bidding available) October 30th, 2024 @ 6:30 PM

Location of Live Auction: Smithton Turner Hall (Smithton Turner Hall, 115 N Julia St, Smithton, IL 62285)

Seller reserves the right to accept or reject the high bid.

NO MAX BIDDING: THERE WILL NO MAX BIDDING FOR THIS AUCTION, this is NOT ebay style bidding. Whatever number you type in is your bid.

COMBINATION BIDS: This property can sell as an individual tract or in combination of the tracts 1-6 or 7-9. Combination bidding will be opened up 10 am on 10/30/2024 if all individual tracts have bids

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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 – a Property Peddler Team member will call to request it before approving to bid online. 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. Live auction participants will be able to provide proper identification before the live auction starts at the hall day of sale.

Contract: Successful high 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 Town & Country Title Company. 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 January 7th, 2025, or within 10 day after completed survey if the survey is not completed before January 7th, 2025

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. Any and all fees related to buyer’s financing.

Title Company: Town and Country Title Company

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

Possession: Subject to current farm lease, possession of tillable ground at fall harvest of 2024, or Jan 1st, 2025, whichever comes first.

Tax Proration and Responsibility: The Buyer will receive a credit for the 2024 taxes based on the most recent tax assessment. The Buyer will be responsible for all taxes due after closing. It is understood that the tax proration is calculated using information provided by the Assessor's Office, and it is to the best of the Seller's and Auction Company's knowledge. Neither the Seller nor the Auction Company is responsible for any discrepancies in the tax credit after closing, and any shortage or overage will be the responsibility of the new owner even if the parcels do not match the splits to the new owners.

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

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Survey: Land to be surveyed at seller's expense - Final price of tracts will be adjusted to the final surveyed acre number (once survey is completed) multiplied by the final price per acre. Survey is expected to be completed after the auction day, if sold as a whole tract divisions will not be surveyed.

DISCLAIMER AND ABSENCE OF WARRANTIES: 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 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. IF the buyer has signed an exclusive agency agreement with a Real Estate Broker, then the buyer will be responsible for the cost of their buyer's agency commission. Heirs of the trust have the right to bid.

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