

Madison County Illinois Land for Sale at Auction – Harvest View Subdivision near Highland

Call for Showing Information.

Bidding Ends Wednesday, November 13th at 11:20AM.

This amazing 2± acre wooded lot offers the owner just about any option they could think of to build their dream home! About half of the lot is open and ready for construction. The terrain on the other portion sets up perfectly for a walkout basement or could be a potential pond site. There are not many lots available in this area that offer this much diversity!

The mature trees on the remaining portion of the lot will offer you plenty of shade as you enjoy your large back yard with your family and friends!! Located just about ¼ mile east of Highland you are close to everything in town and about 35 minutes from St Louis, but far enough out to enjoy the country living lifestyle!

There is no HOA or fees in the Harvest View Subdivision, city water and high-speed internet are both available in this location.

For more information call or text **Scott Athmer (618) 830-6192.**

Bundle Event Auction Terms & Conditions

1. Procedure: Bidding ends Wednesday, November 13, 2024, at 11:20 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 3 minutes.
2. BUYERS PREMIUM: 10% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, November 14, 2024 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.
4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.
5. BIDDING: Once submitted, a bid cannot be retracted.

6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, December 12, 2024.

7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.

8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.

10. REAL ESTATE TAXES: The 2024 Real Estate taxes to be paid by the Sellers.

11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.