



Absolute Land Auction – 61.14± Acres Offered in 4 Tracts

Address: 000 Sportsman Club Road, Waterloo, IL 62298

Monroe County, IL | Waterloo School District

Monday, July 29, 2025, 6:30 PM | Auction held at Monroe County Fairgrounds

Property Viewing: Wednesday, June 18 | 5:00–6:00 PM

An incredible opportunity to bid on 61.14± acres of Southern Illinois land—selling absolute to the highest bidder, with no reserve!

Located just south of Waterloo, IL, along Sportsman Club Road (approximately ½ mile south of Route 3), this diverse property spans both sides of the road and is being offered in 4 tracts with choice bidding.

- **Fountain Water District**
- **Waterloo School District**
- **Property to be surveyed prior to closing**

West Side of Sportsman Club Road – 34.64± Acres (Tracts 1 & 2):

Approximately 29.5± acres tillable with rolling terrain and 900± feet of road frontage.

- **Tract 1: 16.18± Acres | ~13± Tillable Acres**
- **Tract 2: 18.38± Acres | ~16.5± Tillable Acres**

This section was previously surveyed in 1995 for a 12-lot subdivision. Any future development would require updated county approval. A strong opportunity for homesites, farming, or long-term investment.

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East Side of Sportsman Club Road – 26.01± Acres (Tracts 3 & 4):

A beautiful mix of cropland and timber with over 800 feet of road frontage and a creek running through the woods—offering a peaceful setting for building or recreation.

- **Total Tillable on East Side: ~14.33± Acres**
- **Tract 3: 12.35± Acres | ~5.89± Tillable Acres**
- **Tract 4: 13.66± Acres | ~8.44± Tillable Acres**

A culvert would be needed for full access across the creek. This side of the property is ideal for wildlife enthusiasts or those looking for a secluded homesite.

Terms & Conditions

Auction Dates:

- **Bidding Start:** July 10th, 2025, at 12 pm
- **Bidding Ends:** July 29th, 2025, at 6:30 pm (CST)

Bidding Information: This is a live auction with online bidding. Auction is Bidders Choice, and bidding will be done at price per acre based on the surveyed acres. Bidders are encouraged to be at the live auction but if bidding online during the live auction, the bidder needs to be accessible by phone. If the bidder is interested in more than one tract, and is pre-bidding, it would be best practice to put a bid on all tracts that bidder is interested in. This is an absolute auction, which means it will be trading hands at the high bid.

MAX BIDDING: Pre-bidding does allow for max bidding to be used. The highest price-per acre online bid between both tracts will be brought live as the starting bid for bidder's choice. Once the auction is live, the system will not bid on the behalf of the bidder, so bidder will need to bid on their behalf or make arrangements for the auction company to bid your proxy during the online auction.

Bidder's Choice: Once bidding goes live the first round of bidding the winning bidder will have the right to choose if they will offer the final bid price per acre (based on surveyed acres) for Tract 1, Tract 2, Tract 3, Tract 4 or choice of the tracts. IF the winning bidder takes all tracts, then the auction is over. IF the winning bidder does not take all tracts, then bidding will reset and start again for the remaining tracts until the auctioneer has deemed to have a final bid price. Seller has a right to approve or reject the final bid price. If it is an online bidder, the bidder will have to be available for the phone call or have arrangements made for once the round of bidding is complete.

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

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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.

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 Monroe County 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 Aug 29th, 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: Monroe County Title Company

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

Possession: Subject to current farm lease.

Farming Rights: Current farm lease to terminate the earlier of Fall Harvest 2025 or Dec 31, 2025. Buyer to receive a credit at closing for the 2025 crop year, amount to be announced. The seller has paid for the fertilizer cost.

Taxes: A credit will be given for prorated taxes - to be announced.

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

Survey: Seller will provide a survey. Contract price will be based on surveyed acres.

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

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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. and heirs 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.

Auctioneer Brad Chandler, IL Lic. # 441.002105 / Broker License # 475.16227

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