



Online Auction: Log Cabin on 128.88± Acres

Bidding Starts to Close September 30th at 10 AM

Property Viewings: Aug 23rd, 10 am - 12 pm & Sept 23rd, 4 pm - 6 pm

Address: 3320 Nollmann Rd, Millstadt, IL 62260

Log Cabin on 128.88± Acres | Just 15 Minutes from the JB Bridge | St. Clair County, IL

TERMS AND CONDITIONS

Buyer Premium: There is a 2% *Buyer premium* that will be added to the final bid to establish contract price.

This is an internet-only auction; all bidding takes place online. The property is sold *AS-IS*. The seller reserves the right to accept or reject the highest bid.

- **Soft Close:** Bidding will enter a "soft close" 5 minutes before the lot's scheduled end. The soft close extends bidding by 5 minutes each time a new bid is placed during the final 5 minutes. This cycle will continue until no bids are placed for 5 minutes, ensuring all bidders have a fair chance to submit their offers.
- **Max Bidding:** You may enter your maximum bid at any time. If a lower max bid is in place, your bid will immediately jump to the next increment higher than the existing max bid. In the event of a tie with another max bid, priority is given to the bid entered first. Your bidding screen will display a GREEN outline, or the phrase "you" next to your bidder number if you are the leading bidder. A RED outline indicates you have been outbid.

Note: Refresh your bidding screen frequently to avoid internet delays that could misrepresent the bidding status. If you're unsure about your internet connection, please make arrangements to bid from one of our offices by contacting the auctioneer.

Registration: We recommend being registered to bid at least 24 hours before the auction closes. If you have questions, please call us at 618-473-2500. Complete and accurate registration is required to participate in the auction. Bidders must provide their name, address, phone number, and email. Additionally, Property

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Peddler requires a copy of a state ID, which can be emailed to info@propertypeddler.com or will be requested before bidding approval. By registering, bidders agree to abide by the Auction Terms and Conditions. The auctioneer reserves the right to refuse registration or bidding at their sole discretion.

Contract Signing: Winning bidders will sign the Property Peddler auction sales contract, either in person or electronically, immediately following the auction.

Earnest Money: The winning bidder must deposit 10% of the purchase price as non-refundable earnest money on the day of the sale, payable to Monroe County Title. Any stop payment or insufficient funds on a check will be considered fraud.

Closing Date: On or before October 30 2025

Closing Costs: The buyer is responsible for the purchase price, plus customary closing costs, including but not limited to escrow fees, recording fees, and prorations. Costs related to any outside agreements (e.g., broker or inspection fees) are the buyer's responsibility and must be settled outside of the closing.

Title Company: Monroe County Title Company

Taxes: Seller will give credit for 2025 taxes.

Mineral Rights: Any mineral rights owned by the seller will transfer with the property. No mineral search has been conducted, and it is assumed that mineral rights have been detached.

Possession: Possession will be granted at closing. Seller receives 2025 farming rights

Financing: The sale is not contingent on financing. Ensure financing arrangements are in place before bidding.

Survey: None to be provided at this time.

Disclaimer and Absence of Warranties: The property is sold *AS-IS, WHERE-IS*, subject to prior sale and any recorded easements, covenants, or restrictions. Neither the seller nor the auction company makes any warranties or representations, either expressed or implied, regarding the property. All information is believed to be accurate but is not guaranteed, and bidders are responsible for conducting their own due diligence.

Auctioneer's Discretion: Bidders are responsible for ensuring their bids are placed accurately. The auctioneer reserves the right to disqualify or refuse any bids and to make all final decisions regarding bidding increments, conduct, and lot closings. The seller and auctioneer also reserve the right to bid. In case of errors, omissions, or connection issues, the auctioneer is not responsible for missed or miss-executed bids. Any announcements made on auction day will supersede previously published materials.

Buyer's Agent Fees: In the case where a buyer has signed an exclusive agency agreement with a real estate broker, the buyer will be responsible for covering their agent's commission.

Auctioneer: Brad Chandler, IL License #441.002105 Broker License #475.16227

Property Peddler Inc. IL Auctioneer Lic. # 444.000622

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