



Online Land Auction - 319.09 AC Monroe Co, IL
Property Address: 1519 G Rd, Prairie du Rocher, IL 62277

Land Auction – 319.09± Acres This 319.09± acre farm offers a diverse mix of land uses with excellent access. On top of the bluff, you'll find **68.94± tillable acres** with frontage along both **G Road and Bluff Road**. The majority of the property is enrolled in a conservation program, making it a strong opportunity for recreational and wildlife use as well as investment. This will be some magnificent deer and turkey habitat. Just slightly over an hour from Lambert Airport or Scott Air Force Base.

Improvements on the property include a **grain bin and outbuilding** near the road, plus another entry point that leads back to a mobile home. **Fountain water and electricity are already there.**

- Lot Size: 319.09 (source: prior survey)
- School District(s): Waterloo Dist. 5
- **Title Company:** Columbia Title Company
- **Directions:** Take G Road South out of Renault. Property is on the right side- GPS friendly
- **Legal Description:** S 1/2 NE, TAX LOTS 3, 5 & 7, TOWN LOT 5 PART W/2 NW/4
- **Parcel(s):** 18-05-100-001-000, 18-06-100-001-000
- **Taxes:** 2024 - \$3,715.46

Terms & Conditions

- **Bidding Opens:** Monday, Dec 29th, 2025
- **Bidding Ends:** Wednesday, January 14, 2026, at 10AM - with soft close

Bidding Information:

- This is an **internet-only auction**. All bidding will take place online.
- Property sells **AS-IS**. Seller reserves the right to accept or reject any and all bids.

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- **Soft Close:** Bidding will enter a soft close beginning 5 minutes before the lot is scheduled to end. Any bid placed in the final 5 minutes will reset the timer to 5 minutes. Bidding continues until no new bids are placed within a 5-minute window, ensuring all bidders have a fair chance.
- Bidders are encouraged to **refresh their screens often** to ensure timers are up to date.

Max Bidding:

- Enter your maximum bid at any time. The system will automatically place bids on your behalf, advancing you one increment above competing bids until your max is reached.
- If two bidders enter the same max bid, priority goes to the bid entered first.
- Leading bids are outlined in **green**; if your max has been exceeded, the outline will appear **red**.
- The Auction Company is not responsible for misinterpretation of the max bidding feature.

Internet Reliability:

- It is the bidder's responsibility to ensure a reliable internet connection.
- If you are concerned about internet stability, arrangements can be made to bid from one of our offices. Please contact the auctioneer in advance.

Pre-Approval:

- Bidders are encouraged to register and be approved at least **24 hours before the auction closes**. Call 618-473-2500 with questions.

Registration:

- Complete registration is required, including name, address, phone number, and email.
- A copy of a state-issued ID must be provided (emailed to info@propertypeddler.com or supplied upon request).
- Auctioneer reserves the right to refuse registration at their discretion.

Contract:

- Winning bidder(s) must immediately execute the Property Peddler Auction Sales Contract electronically or in person following the sale.

Earnest Money:

- A non-refundable **10% down payment** is due the day of sale, to be deposited with **Columbia Title Company**.
- Stop payment orders or returned checks will be treated as fraudulent activity.

Closing:

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- On or before **February 14, 2026**.
- Buyer to pay purchase price plus customary closing costs, including (but not limited to) escrow/closing fees, recording fees, prorations, and any wire/document fees charged by the title company.
- Costs associated with Buyer's broker agreements, inspections, or financing are the sole responsibility of the Buyer and outside of closing.

Title Company: Columbia Title Company

Taxes: Prorated to day of closing.

Mineral Rights: Any owned mineral rights transfer. No mineral search performed.

Possession:

- Possession at closing.
- Farming right available for 2026.

Financing: Sale is not contingent on financing or appraisal. Arrange financing prior to bidding.

Survey: Existing survey from prior.

Disclaimer & Absence of Warranties:

- Subject to prior sale, easements, covenants, and restrictions of record.
- Property sold AS-IS, WHERE-IS. No warranties expressed or implied.
- Acreages and boundary lines are approximate.
- Bidders must conduct their own due diligence and inspections.
- Auctioneer and Seller are not liable for errors, omissions, or internet malfunctions.
- Auctioneer decisions are final. Announcements made day of sale take precedence.
- Auction Company reserves the right to bid and/ or to cancel the auction.

Representation:

- Property Peddler Inc. and its agents represent the Seller only in this auction.

Auctioneer: Brad Chandler, Auctioneer IL Lic. #441.002105 Broker Lic. #475.16227

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