

SCHMID AUCTION

IL Auction Firm License No.: 444.000399
909 E Main St., Teutopolis, IL 62467



AGRI AIR LTD. d/b/a Teutopolis Mini Storage No-reserve Online Timed Auction Begins to close Tuesday, November 18, 2025 at 6:00 P.M.



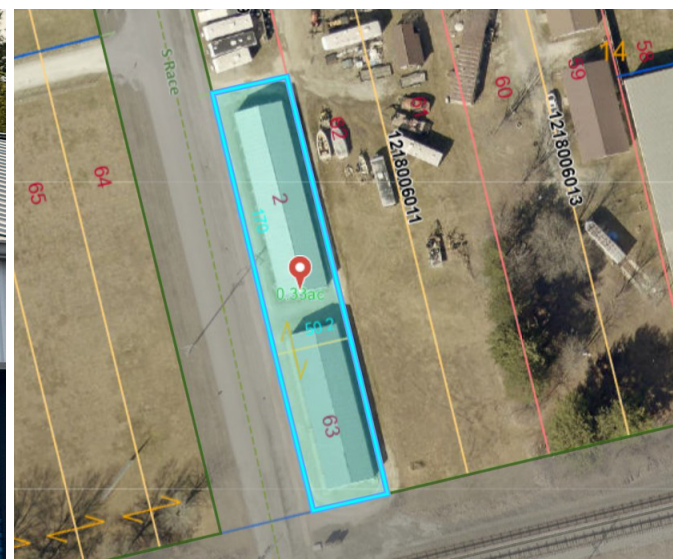
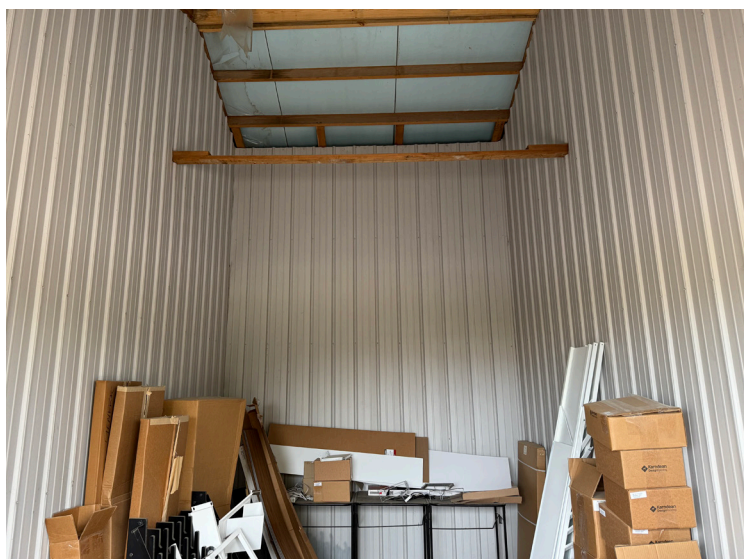
114 & 116 South Race St Teutopolis IL 62467

Two Storage Buildings located on .33 Acres (285.7'x50' commercial lot)
Building Construction: Jim Waldhoff Construction
Concrete Construction: J.B Esker

North Building Built in 1990, 120'x30' (3,600 Sq. Ft.)
Unit Sizes: 6'x10' Ten \$35 per month, 10'x10' Five \$45 per month, 10'x20 Five \$70 per month, 10'x30' Five \$90 per month

South Building Built in 1992, 1992 100'x30' (3,000 Sq. Ft.)
Unit Sizes: 10'x10' Fourteen \$45 per month, 10'x20' Five \$70 per month

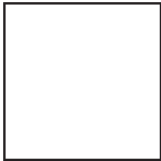
Security Deposits go to purchaser. Advance rent payments go to purchaser. (To be determined at closing).
Corporation and Corporation Name not selling just the real estate. List of renters names, addresses and phone numbers provided at closing. Bidding is in \$500 increments!



Auction Terms & Conditions

Real Estate is sold "As Is." 10% down sale remainder due at closing approx. 30 days. Property will be sold in a manner resulting in the highest sale price without reserve. Maps, borders, on brochure, website and markers are estimates and are simply to be used as guidelines. Successful bidders will be required to enter into a purchase agreement the following day DocuSign or in person. It is the potential bidder's responsibility to conduct his or her own independent inspection inquiries & due diligence concerning the property. The information contained herein is believed to be accurate but is subject to verification by all parties relying on it. Announcements day of sale take precedence over printed material. Schmid Auction is not responsible for accidents. Bidding will be by the tract. A total tract price will be put in the purchase agreement, and it will not change for any reason including future surveys.

Absolute Auction Selling With No Reserve! • (618) 308-1551 • www.BidSchmid.com



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