

Centralia Illinois House on Raccoon Lake for Sale at Auction – Poiter Property

Buyer's Agents Welcome – See Co-op Agreement for complete details!

Open House Sunday, November 9th 11AM to 1PM.

Bidding Ends Wednesday, November 26th at 9:40AM.

Welcome to 813 Chipwood Ln, Centralia, IL. This property features a cozy 2 story, 2-bedroom, 2-bathroom home with approximately 1,100 sq. ft. of living space, detached 2 car garage with plenty of room for your vehicles or fishing boat, .8± acre lot and Raccoon Lake frontage with a small boat dock! This property would make the perfect weekend getaway or fishing cabin. Raccoon Lake offers 970± acres of fishing, kayaking, canoeing, paddle boarding, sailing and other recreational opportunities. This is also a great spot to watch Annual NBRA Boat Races, and the Centralia Balloon Fest.

Conveniently located less than a mile from a public boat ramp, 2 miles from Centralia, IL, 25 miles from Mt. Vernon, IL and 63 miles from St. Louis, MO. Do not miss out on this opportunity to have your own lakefront home and start making memories!

For more information call or text Anthony Pozzi 636-295-5302.

Bundle Event Auction Terms & Conditions

1. Procedure: Bidding ends Wednesday, November 26, 2025, at 9:40 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 27, 2025 (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., Tuesday, December 30, 2025.

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 Special Warranty 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 and 2025 Real Estate taxes to be paid by the Seller(s).

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.

12. 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 sub