

## Pike County Illinois Land for Sale at Auction – Bacus Farm

**Preview Day Saturday, September 28th 1PM to 3PM.**

**Bidding Ends Tuesday, October 8th at 10AM.**

These 41± gently rolling to rolling acres are conveniently 5 miles south of the village of Time. The land represents outstanding deer and turkey hunting and recreation in a highly sought-after area. This wooded tract consists of mature hardwoods and thickets with a small creek meandering through. The fresh trails and old rubs are sure to excite most all hunters. The farm is 20 minutes from Pittsfield and approximately 65 miles to Alton and 90 miles to Chesterfield, MO. Tracts of land this size rarely hit the market. Make plans to tour this property. You won't be disappointed!

For more information call or text **Kim Chisholm (618) 535-0316.**

### **Auction Terms & Conditions**

1. Procedure: Bidding ends Tuesday, October 8, 2024, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes.
2. BUYERS PREMIUM: 5% 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, Wednesday, October 9, 2024 (hand delivered, faxed, electronic signature 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., Thursday, November 14, 2024.
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 proper 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 2023 and 2024 Real Estate taxes to be paid for by the Sellers.

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.

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 subject to prior sale.