



Online Auction 1001 S Crawford St, Tilden, IL

Date Ending: April 28, 2026 at 10 AM

Property Viewings: Thursday, April 9th from 4-5 PM

Address: 1001 S Crawford St. Tilden, IL 62292

This 3 bedroom, 1 bathroom home offers a great opportunity for investors, flippers, DIYers, contractors, or the family looking to invest some sweat equity. The property features a functional layout along with a full basement. This home sits on a corner lot with just under half an acre of level ground and some mature trees.

The home is being sold AS-IS, and will be offered at auction, making it a great opportunity to purchase at a price determined by the market. Whether you're looking for a rental property, a renovation project, or an affordable home with potential, this property is worth a look. Don't miss your chance to bid on this 3 bedroom home.

- **Legal Description:** 518/820 2007R00569 2007R00571 LOTS 4 5 6 BLK 7 WM. STEVENSON'S 1ST ADDITION
- **Parcel(s):** 16-060-003-00
- **Taxes:** 2024 - \$1,249.44

AUCTION TERMS & CONDITIONS

Bidding Information

- This is an internet-only auction — all bidding takes place online. The property is being sold AS-IS, WHERE-IS. The Seller reserves the right to accept or reject the high bid.
- The auction will utilize a soft close feature beginning 5 minutes before the scheduled end time. If a bid is placed within the final five minutes, the countdown will reset to 5 minutes, allowing additional time for new bids. This process continues until no new bids are placed for a full 5-minute period. The purpose of the soft close is to ensure fair opportunity for all bidders.
- Bidders are encouraged to refresh their screens frequently to ensure accurate timing and bid status updates.

Max Bidding

Bidders may enter a maximum bid at any time. The system will automatically bid on your behalf up to your maximum amount:

- If an existing max bid is lower, your bid will jump to that amount and increase by one bid increment.
- If another bidder has already entered the same max bid, priority is given to the bid placed first (by timestamp).

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You are the leading bidder if your item screen is outlined in GREEN or shows your bidder number followed by "(you)." If your max bid has been reached and another bidder remains in the lead, your screen will display RED.

⚠ Note: Property Peddler Inc. is not responsible for any bidder's misunderstanding or misuse of the max bidding feature.

Bidders should maintain a reliable internet connection. Lag or poor connectivity may result in inaccurate bid status. If you are unsure about your internet reliability, arrangements can be made to bid from one of our offices—please contact the auctioneer in advance.

Registration

It is recommended that bidders be **pre-approved at least 24 hours before** the auction closes. Questions? Call **Property Peddler Inc. at (618) 473-2500**.

Proper and complete registration is required to bid. All bidders must provide their **name, address, phone number, and email address**. To complete registration, Property Peddler Inc. requires a copy of a **valid state ID**, which can be emailed to **info@propertypeddler.com** or will be requested by a team member before approval.

By registering, all bidders acknowledge that they have **read and agree to be bound by these Auction Terms & Conditions**.

The auctioneer reserves the right to refuse registration or bidding privileges at their sole discretion. Early registration is encouraged to receive updates and notifications regarding any auction changes.

Contract: Winning bidders will sign the Property Peddler Auction Sales Contract immediately after the sale, either in person or electronically.

Money: The approved high bidder will pay \$2,500.00 as earnest money on the day of the sale, to be deposited with **Arbeiter Law**.

Any stop payment or returned check marked "insufficient funds" will be considered evidence of **fraudulent intent** and treated accordingly.

Closing: Closing shall occur **on or before May 28, 2026**

Closing Costs: Buyer shall pay the purchase price **plus customary closing costs**, which may include, but are not limited to:

- Escrow/closing fees
- Recording fees
- Prorations
- Title document fees (e.g., later date charges, wiring fees, etc.)
- Any fees associated with buyers loan process

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Title Company: Arbeiter Law

Taxes: Real estate taxes will be prorated to the date of closing.

Mineral Rights: Any **owned mineral rights** will transfer with the property. No mineral search has been performed. It is assumed that some or all mineral rights may have been previously detached.

Possession: Possession will be granted at closing.

Financing: Bidding is not contingent on financing or appraisal. Buyers should make all financing arrangements prior to bidding.

Survey: No Survey - selling by legal description.

Disclaimer & Absence of Warranties

- Subject to prior sale and all easements, covenants, and restrictions of record.
- Property is sold AS IS, WHERE IS without warranty or representation, express or implied.
- Information provided is believed accurate but not guaranteed. Acreages, boundaries, and figures are approximate.
- Each bidder is responsible for conducting their own due diligence, including inspections, investigations, and verification of information.

Property Peddler Inc. and the Seller assume no liability for errors, omissions, or inaccuracies in any printed or digital materials.

Bidding Conduct

- Bidders are responsible for ensuring the Auctioneer is aware of their bids.
- Property Peddler Inc. disclaims liability for missed, unexecuted, or unaccepted bids.
- Bidders must confirm they are bidding on the correct item and at the intended amount.
- The Auctioneer's decisions are final.
- All announcements made the day of the auction take precedence over previous printed or spoken information.
- The Auction Company or Staff of the Auction Company reserves the right to bid and to cancel or postpone the auction if deemed necessary.

Property Peddler Inc., its staff, and agents act exclusively as agents for the Seller in this transaction.

Auctioneer Brad Chandler, IL Lic. # 441.002105

Broker License # 475.16227

Property Peddler Inc. IL Lic. # 444.000622

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