



## Online Land Auction – 80± Acres St. Clair County, IL

**Date Ending:** Tuesday April 7, 2026 at 10 AM

**Property Viewings:** Tuesday March 24, 2026 from 5-6 PM

**Property Address:** 00 State St, East Carondelet, IL 62240

Don't miss this opportunity to own 80± acres located along the Mississippi River. Featuring approximately 56 ± acres of tillable ground, with a PI of 103.8, this property offers income potential while maintaining recreational appeal. The remaining acreage is timber, offering perfect recreational and deer hunting opportunities. There is an existing electrical easement on the property with Ameren of four electric towers, providing an annual payment of \$420.00. The buyer shall assume the 2026 farming lease. Sale will be subject to a conservation easement.

- Lot Size: 80± Acres (source: Legal Description)

**Directions:** From downtown Dupou, turn left on to State St. Continue on State St as it passes through East Carondelet. The road will turn into gravel upon arrival to the property.

- **Legal Description:** Part of sections 7,8,17,18 - T1N - R10W
- **Parcel(s):** 06-08.0-300-014
- **Taxes:** New Parcel, TBD

### Terms & Conditions

- Bidding Opens: Friday, March 27th, 2026 at 4PM
- Bidding Ends: Tuesday, April 7th, 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.
- 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:**

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- 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](mailto: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 Benchmark Title.
- Stop payment orders or returned checks will be treated as fraudulent activity.

#### **Closing:**

- On or before May 7, 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.

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**Title Company:** Benchmark Title

**Taxes:** Prorated to the day of closing.

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

**Possession:**

- Possession at closing subject to current farm lease.
- Buyer to assume lease as is.

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

**Survey:** No survey selling by legal description.

**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 on the day of sale take precedence.
- The 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

**LISTED by Property Peddler Inc.**

**Auctioneer/Broker Brad Chandler 618-221-5727**

**Designated Managing Broker Brenda Chandler 618-491-6415**

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