

# REAL ESTATE AUCTION

**68 +/- Acres of Commercial Property**

Located at I64/57 at Mt. Vernon

## PICK YOUR TRACT

Commercial property just off I64/57 at Mt. Vernon to be offered by sealed bid auction. This vacant land will be offered in 7 tracts or combination of tracts.

**Tract 1:** The northernmost tract is just in front of Walgreen's employee parking lot and consists of approx. 4 acres

**Tract 2:** This tract is approx. 25.5 acres and has 2 ponds

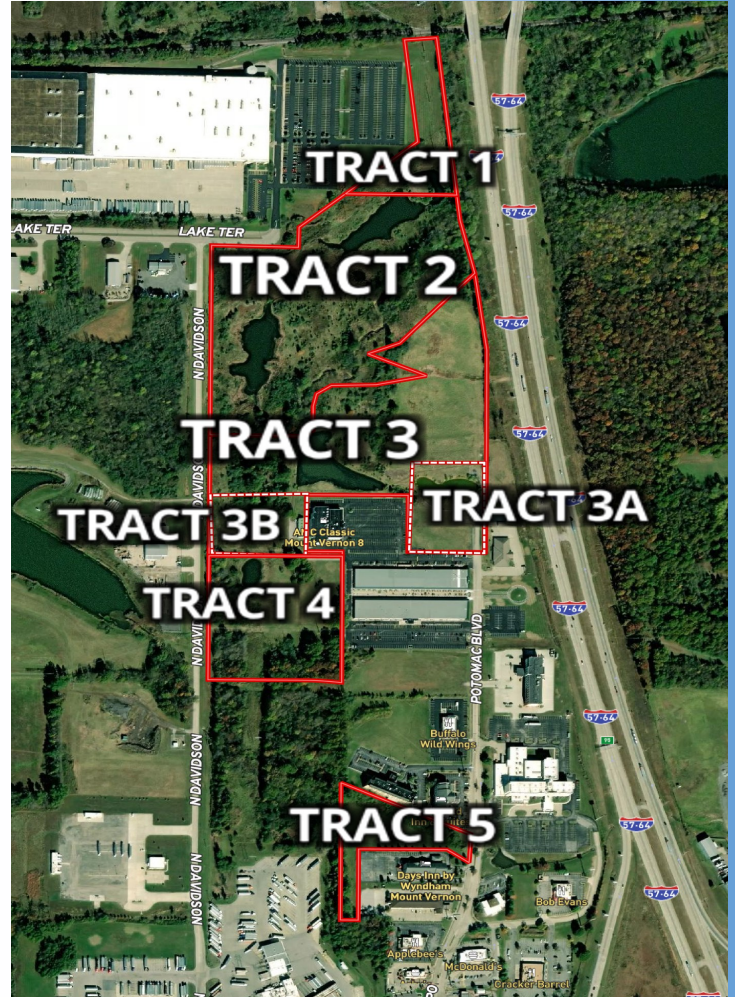
**Tract 3:** Approx. 18 acres

**Tract 3A:** Approx. 3.88 acres between I64/57 and AMC Classic Movie Theatre

**Tract 3B:** Approx. 3.37 acres just off N. Davidson, behind AMC Theatre

**Tract 4:** Approx. 9.76 acres behind Rend Lake Marketplace, just off N. Davidson

**Tract 5:** Approx. 3.95 acres on the South side of Fairfield Inn



**KimDuncanRealEstate.com**  
**618.521.7818**



Kim Duncan Auctioneer/Managing Broker

Lic.# 471.012966, 441.001970

**TERMS AND CONDITIONS FOR 68 ac. +/- VACANT COMMERCIAL PROPERTY LOCATED NEAR INTERSTATE 64/57 IN  
MT. VERNON, ILLINOIS**

**SEALED BIDS DUE NOVEMBER 21, 12:00PM**

Contact auction company for bid packet or visit our website [KimDuncanRealEstate.com](http://KimDuncanRealEstate.com)

**Sale Method:** Property to be offered by sealed bid. Property will sell to highest bidder or bidders of tracts combined above the Seller's reserve.

**Opening of bids:** Bids will be opened and announced at a live public event held at the double tree in Mt. Vernon, Illinois on Nov. 22, 9am

**Documents required:** A bank letter of guarantee/approval must be enclosed with your sealed bid

**Bid increments:** Bids must not be less than \$1000 increments. Further instruction is in bid packet.

**Buyer's Premium:** NO BUYER'S PREMIUM

**Survey:** No survey is provided. All lines are approximate

**Property Condition:** All property is sold as-is

**Possession:** At closing

**Taxes:** Prorated to date of closing

**Financing:** Sale is NOT contingent on financing. Make arrangements prior to bidding

**Earnest money and Purchase Agreement:** \$10,000 earnest money in the form of cashier's check or bond is required to be submitted with sealed bid. balance is due at closing, no later than 45 days after auction. Purchase agreement to be signed immediately following close of auction. In the event of default by buyer, earnest money will Not be refunded.

**Closing costs:** Buyer is responsible for traditional buyer's fees including final search, alto statements, closing fee, applicable state fees recording fees and any fees required by lender if applicable.

**Tie bids:** In the case of a tie bid, the earliest bid postmarked takes precedence. Then the tie bidders may increase their bid at the live opening. If the tie bidder is not present, they forfeit their right to increase their bid.

**KIM DUNCAN AUCTION & REALTY IS AN AGENT FOR THE SELLER ONLY**

All information contained herein and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statement made. The property is being sold "as-is-where-is", and no warranty or representation, either expressed or implied concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information provided is believed to be accurate and true, but is subject to all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the auction company or its agents. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, etc. All Real Estate Auctions are video/audio recorded before, during and after auction.

I have read, understand and agree to these terms and conditions: (print and sign full name)