

# Bidder information for:

811, 815 Newby and 700 S. 10th St.,  
Mt. Vernon, IL618.521.7818



# 618.521.7818



**KIM DUNCAN**  
AUCTION AND REALTY

Kim Duncan, Auctioneer/Managing Broker/Owner  
Lic. 441.001970, 447..012966



mapprobox

Boundary Boundary



## Tract Descriptions

**Tract 1:** Approx. 1.11 acres with approx. 2,720 Sq. ft. Brick/frame building. Heat: gas/forced air A/C: central. Formerly Farm Fresh store. approx. 15' of coolers on two walls. Copper has been stolen out of compressors, but they were working until then. Seller knows of no EPA or hazardous conditions. Parcel # 07-32-153-005 & 07-32-176-001

**Tract 2:** 40 x 60 Morton Pole building sitting on approx. 40' x 130' lot. Natural gas forced air heat and central air. Separate Office area and storage area. Concrete floor, shelving on West side. Parcel # 07-32-153-008

**Tract 3:** Block building, approx. 5,000 sq. ft with garage door & loading ramp on front, 2 garage doors and loading dock on back in fenced in area. Loading dock has working sump pump to remove water after heavy rains. Sits on approx. 150 x 150 lot. Plenty of parking area. Office area in front, upstairs, showroom and warehouse/shop area. Parcel #07-32-153-001

All lines and measurements are approximate.

**TERMS AND CONDITIONS FOR  
811 & 815 Newby and 700 S 10th St. Mt. Vernon, IL**

**Sealed bids must be received NLT December 8. Instructions for submitting bids are in bid packet. Contact auction company or visit our website for bid packet**

**Sale Method:** Property to offered by sealed bid at a no reserve auction. Property will sell to highest bidder or bidders of tracts combined. **BUYER WILL RECEIVE A CLEAR TITLE TO PROPERTY**

**Tie bids:** In the case of a tie bid, The earliest bid postmarked takes precedence, then the tied bidders may increase their bid at the live opening on Dec. 3, 9am. If the tie Bidder is not present, they forfeit the right to increase their bid. In the event neither wishes to increase their bid, bidder whose bid was postmarked earliest wins.

**Opening of Bids:** Bids will be opened and announced at a live public event held at the Double Tree Inn in Mt. Vernon, IL on Dec. 10, 9am

**Documents required:** Bank letter of guarantee/approval

**Bid Increments:** Bids must not be less than a \$500.00 increment

**Survey:** No survey is provided. Lines are approximate.

**Property Condition:** All property is sold as-is and may contain items and debris

**Possession:** At closing

**Taxes:** Pro-rated to date of closing

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

**Buyers premium:** A 10% buyers premium will be added to highest bid to determine final contract price.

**Earnest Money and Purchase agreement:** \$5,000.00 per tract earnest money in the form of check or bid bond is required to be submitted with bid. Balance due at closing no later than 30 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 incl. Final search, Alta statements, 1/2 closing fee, applicable state fees, recording fee and any fee required by lender if applicable

**Conditions and easements:** Property is being sold subject to all easements, covenants, and restrictions on record.

**Kim Duncan Auction & Realty and Kim Duncan, Auctioneer/Managing Broker are agents of the seller only**

**Disclaimer and Absence of Warranties**

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 true and accurate, but is subject to verification by 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:

Name:

Signature



DUE DATE SEP 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864	DUE DATE NOV 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864
1ST INS. 1,278.02		2ND INS. 1,278.02	



INDEX # 07-32-153-005	FIRST 2020 INSTALLMENT	INDEX # 07-32-153-005	SECOND 2020 INSTALLMENT
BACK TAX	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH	INDEMNITY	TOTAL TAX 2,556.04
INTEREST	YOUR CANCELLED CHECK IS YOUR RECEIPT	INTEREST	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH YOUR CANCELLED CHECK IS YOUR RECEIPT
AMOUNT COLLECTED		AMT COLLECTED	
		COSTS	

**1** 07-32-153-005 4428 Paid 1,278.02 Due 0.00  
KAUFMAN DAIRY  
815 NEWBY  
MT VERNON IL 62864

**2** 07-32-153-005 4428  
KAUFMAN DAIRY  
815 NEWBY  
MT VERNON IL 62864 *Tract 1*

Coupon MUST accompany payment-if not a \$3 missing bill fee will apply

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**BOB WATT - JEFFERSON COUNTY COLLECTOR**

OFFICE HOURS 8:00 AM-4:00 PM  
MONDAY-FRIDAY PHONE 618-244-8010

TIF EAV 21,721	PAY 2020 2021	INDEX NUMBER 07-32-153-005	CLASS CODE 0060	TAXES FOR <b>REAL ESTATE TAX BILL</b>	TAX CODE 56255		
1977 EQUALIZED 22,162	TAXING BODY		CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE	JEFFERSON COUNTY		0.696690	5.92%	151.32	-2.54	43.06
PRIOR YEAR TAX 2,521.00	MOUNT VERNON TWP		0.293830	2.49%	63.82	1.70	7.65
FAIR CASH VALUE 75,957	MT VERNON ROAD		0.495650	4.21%	107.66	2.88	2.54
ACRES OF LAND	MT VERNON CITY		1.222140	10.38%	265.46	-0.36	238.78
ACRES OF FARMLAND	MT VERN CTY E80		3.703570	31.47%	804.46	23.64	71.43
LAND VALUE	MT VERNON HI H201		2.648410	22.50%	575.26	10.34	26.74
+ BUILD. AND IMPROV. 22,095	REND LAKE CO JC521		0.621400	5.28%	134.98	-3.86	2.94
- HOME IMP/ENTERPRISE	REND LAKE CONS DIS		0.054540	0.46%	11.84	0.24	2.58
= TOTAL VALUE 24,505	AIRPORT AUTHORITY		0.155450	1.32%	33.76	-0.18	
X MULTIPLIER 1.0332	C E BREHM MEM LIBR		0.203560	1.73%	44.22	0.84	2.45
	TIF DOWNTOWN			14.21%	363.26	2.34	

If you have questions regarding the following please call:  
 Name/address change/assessments      Supervisor of Assessments 618-244-8016  
 Lost bill/payment information              County Collector/Treasurer 618-244-8010  
 Tax rates/redemptions                      County Clerk 618-244-8020

\*To pay online: Go To - [paytaxes.us/il\\_jefferson](http://paytaxes.us/il_jefferson)  
 OR by phone at 844-924-2100

\*\*PREPAY CUSTOMERS PAY IN OFFICE OR CALL 618-244-8010

- HOMESTEAD	1ST DUE DATE SEP 10, 2021	2ND DUE DATE NOV 10, 2021
- DISABLED/VETERANS	1ST INSTALLMENT 1,278.02	2ND INSTALLMENT 1,278.02
- RETURNING VETERANS	INTEREST	COSTS
+ FARMLAND	FIRST INSTALLMENT PAID 09/10/2021	SECOND INSTALLMENT PAID
+ FARM BUILDINGS	Paid 1,278.02	
= NET TAXABLE 25,319	Due 0.00	
X RATE 10.095240		
= CURRENT TAX 2,556.04		
+ BACKTAX		
= TOTAL TAX 2,556.04	AMOUNT COLLECTED 1,278.02	AMOUNT COLLECTED

BILLING ADDRESS KAUFMAN DAIRY 815 NEWBY MT VERNON IL 62864
PROPERTY ADDRESS 815 NEWBY MT VERNON IL 62864
OWNER'S NAME KAUFMAN DAIRY
LEGAL DESCRIPTION 2S 3E MT VERNON CAR MFG CO BEG PT 312' E OF 10TH ON NEWBY 125' E & W X 150' N & S BLK T
Book      Page      Date / /

DUE DATE SEP 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864	DUE DATE NOV 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864
1ST INS. 201.15		2ND INS. 201.15	



INDEX # 07-32-176-001	FIRST 2020 INSTALLMENT	INDEX # 07-32-176-001	SECOND 2020 INSTALLMENT
BACK TAX	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH	INDEMNITY	TOTAL TAX 402.30
INTEREST	YOUR CANCELLED CHECK IS YOUR RECEIPT	INTEREST	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH YOUR CANCELLED CHECK IS YOUR RECEIPT
AMOUNT COLLECTED		AMT COLLECTED	
		COSTS	

**1** 07-32-176-001 4428  
P J K INC  
815 NEWBY  
MT VERNON IL 62864

Paid 201.15  
Due 0.00

**2** 07-32-176-001 4428  
P J K INC  
815 NEWBY  
MT VERNON IL 62864

*[Handwritten signature]*

Tract 1

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**BOB WATT - JEFFERSON COUNTY COLLECTOR**

OFFICE HOURS 8:00 AM-4:00 PM  
MONDAY-FRIDAY PHONE 618-244-8010

TIF EAV 3,419	PAY 2020 2021	INDEX NUMBER 07-32-176-001	CLASS CODE 0062	TAXES FOR <b>REAL ESTATE TAX BILL</b>	TAX CODE 56255	
1977 EQUALIZED 61,562	TAXING BODY	CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE	JEFFERSON COUNTY	0.696690	5.92%	23.82	-0.40	6.77
PRIOR YEAR TAX 396.82	MOUNT VERNON TWP	0.293830	2.49%	10.04	0.26	1.20
FAIR CASH VALUE 11,955	MT VERNON ROAD	0.495650	4.21%	16.94	0.44	0.40
ACRES OF LAND	MT VERNON CITY	1.222140	10.38%	41.78	-0.06	37.58
ACRES OF FARMLAND	MT VERN CTY E80	3.703570	31.47%	126.62	3.72	11.24
LAND VALUE	MT VERNON HI H201	2.648410	22.50%	90.54	1.62	4.20
+ BUILD. AND IMPROV.	REND LAKE CO JC521	0.621400	5.27%	21.24	-0.62	0.46
- HOME IMP./ENTERPRISE	REND LAKE CONS DIS	0.054540	0.46%	1.86	0.04	0.40
= TOTAL VALUE 3,857	AIRPORT AUTHORITY	0.155450	1.32%	5.32	-0.02	
X MULTIPLIER 1.0332	C E BREHM MEM LIBR	0.203560	1.73%	6.96	0.14	0.38
	TIF DOWNTOWN		14.21%	57.18	0.36	

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OR by phone at 844-924-2100

Supervisor of Assessments 618-244-8016  
County Collector/Treasurer 618-244-8010  
County Clerk 618-244-8020

\*\*PREPAY CUSTOMERS PAY IN OFFICE OR CALL 618-244-8010

- HOMESTEAD	1ST DUE DATE SEP 10, 2021	2ND DUE DATE NOV 10, 2021	BILLING ADDRESS P J K INC
- DISABLED/VETERANS	1ST INSTALLMENT 201.15	2ND INSTALLMENT 201.15	815 NEWBY MT VERNON IL 62864
- RETURNING VETERANS	INTEREST	COSTS	PROPERTY ADDRESS 811 NEWBY MT VERNON IL 62864
+ FARMLAND	FIRST INSTALLMENT PAID 09/10/2021	SECOND INSTALLMENT PAID	OWNER'S NAME P J K INC
+ FARM BUILDINGS	Paid 201.15		LEGAL DESCRIPTION 2S 3E MT VERNON CAR MFG CO PT SEC 32-BEG 437' E OF 10TH ON NEWBY, E100', S TO PRAIRIE, W100' ON PRAIRIE N TO POB
= NET TAXABLE 3,985	Due 0.00		Book Page Date 01/29/2001
X RATE 10.095240			
= CURRENT TAX 402.30			
+ BACKTAX			
= TOTAL TAX 402.30	AMOUNT COLLECTED 201.15	AMOUNT COLLECTED	

DUE DATE SEP 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864	DUE DATE NOV 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864
1ST INS. 2,386.01		2ND INS. 2,386.01	



INDEX # 07-30-353-008	FIRST 2020 INSTALLMENT	INDEX # 07-30-353-008	SECOND 2020 INSTALLMENT
BACK TAX	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH	INDEMNITY	TOTAL TAX 4,772.02
INTEREST	YOUR CANCELLED CHECK IS YOUR RECEIPT	INTEREST	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH YOUR CANCELLED CHECK IS YOUR RECEIPT
AMOUNT COLLECTED		AMT COLLECTED	
		COSTS	

**1** 07-30-353-008 4428 Paid 2,386.01 Due 0.00  
PJK INC  
815 NEWBY  
MT VERNON IL 62864

**2** 07-30-353-008 4428  
PJK INC  
815 NEWBY  
MT VERNON IL 62864 *Tract 2*

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**BOB WATT - JEFFERSON COUNTY COLLECTOR**

OFFICE HOURS 8:00 AM-4:00 PM  
MONDAY-FRIDAY PHONE 618-244-8010

TIF EAV	PAY 2020 2021	INDEX NUMBER 07-30-353-008	CLASS CODE 0060	TAXES FOR <b>REAL ESTATE TAX BILL</b>	TAX CODE 56155	
1977 EQUALIZED 15,998	TAXING BODY	CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE	JEFFERSON COUNTY	0.696690	6.90%	329.32	-5.94	93.72
PRIOR YEAR TAX 4,706.80	MOUNT VERNON TWP	0.293830	2.91%	138.90	3.54	16.65
FAIR CASH VALUE 141,810	MT VERNON ROAD	0.495650	4.90%	234.30	5.98	5.54
ACRES OF LAND	MT VERNON CITY	1.222140	12.10%	577.70	-1.52	519.64
ACRES OF FARMLAND	MT VERN CTY E80	3.703570	36.68%	1,750.68	49.30	155.46
LAND VALUE	MT VERNON HI H201	2.648410	26.23%	1,251.90	20.96	58.19
+ BUILD. AND IMPROV. 19,992	REND LAKE CO JC521	0.621400	6.15%	293.74	-8.80	6.40
- HOME IMP/ENTERPRISE	REND LAKE CONS DIS	0.054540	0.54%	25.78	0.48	5.62
= TOTAL VALUE 45,751	AIRPORT AUTHORITY	0.155450	1.53%	73.48	-0.48	
X MULTIPLIER 1.0332	C E BREHM MEM LIBR	0.203560	2.01%	96.22	1.70	5.35

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Tax rates/redemptions  
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OR by phone at 844-924-2100**

Supervisor of Assessments 618-244-8016  
County Collector/Treasurer 618-244-8010  
County Clerk 618-244-8020

**\*\*PREPAY CUSTOMERS PAY IN OFFICE OR CALL 618-244-8010**

- HOMESTEAD	1ST DUE DATE SEP 10, 2021	2ND DUE DATE NOV 10, 2021
- DISABLED/VETERANS	1ST INSTALLMENT 2,386.01	2ND INSTALLMENT 2,386.01
- RETURNING VETERANS	INTEREST	COSTS
+ FARMLAND	FIRST INSTALLMENT PAID 09/10/2021	SECOND INSTALLMENT PAID
+ FARM BUILDINGS	Paid 2,386.01	
= NET TAXABLE 47,270	Due 0.00	
X RATE 10.095240		
= CURRENT TAX 4,772.02		
+ BACKTAX		INDEMNITY
= TOTAL TAX 4,772.02	AMOUNT COLLECTED 2,386.01	AMOUNT COLLECTED

<b>BILLING ADDRESS</b> PJK INC  815 NEWBY MT VERNON IL 62864
<b>PROPERTY ADDRESS</b> 2405 BROADWAY MT VERNON IL 62864
<b>OWNER'S NAME</b> PJK INC
<b>LEGAL DESCRIPTION</b> 2S 3E CASEY, S CHAUTAUQUA TR AD B 1-2 LOTS 9 & 10 BLK 2 2405 BROADWAY
Book Page Date 08/29/2008



DUE DATE SEP 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864	DUE DATE NOV 10, 2021	PAY TO: BOB WATT COUNTY COLLECTOR 100 S. 10TH STREET, RM 100 MT VERNON, IL 62864
1ST INS. 2,437.20		2ND INS. 2,437.20	



INDEX # 07-32-153-001	FIRST 2020 INSTALLMENT	INDEX # 07-32-153-001	SECOND 2020 INSTALLMENT
BACK TAX	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH	INDEMNITY	TOTAL TAX 4,874.40
INTEREST	YOUR CANCELLED CHECK IS YOUR RECEIPT	INTEREST	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH YOUR CANCELLED CHECK IS YOUR RECEIPT
AMOUNT COLLECTED		AMT COLLECTED	
		COSTS	

**1** 07-32-153-001 5187 Paid 2,437.20  
 KAUFMAN, JAMES S & PHYLLIS J Due 0.00  
 17 WINDSOR  
 MT VERNON IL 62864

**2** 07-32-153-001 5187  
 KAUFMAN, JAMES S & PHYLLIS J  
 17 WINDSOR  
 MT VERNON IL 62864 *Tract 3*

Coupon MUST accompany payment-if not a \$3 missing bill fee will apply

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**BOB WATT - JEFFERSON COUNTY COLLECTOR**

OFFICE HOURS 8:00 AM-4:00 PM  
 MONDAY-FRIDAY PHONE 618-244-8010

TIF EAV 41,424	PAY 2020 2021	INDEX NUMBER 07-32-153-001	CLASS CODE 0060	TAXES FOR <b>REAL ESTATE TAX BILL</b>	TAX CODE 56255		
1977 EQUALIZED 36,932	TAXING BODY		CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE	JEFFERSON COUNTY		0.696690	5.92%	288.60	-4.82	82.13
PRIOR YEAR TAX 4,807.70	MOUNT VERNON TWP		0.293830	2.49%	121.72	3.26	14.59
FAIR CASH VALUE 144,852	MT VERNON ROAD		0.495650	4.21%	205.32	5.48	4.85
ACRES OF LAND	MT VERNON CITY		1.222140	10.38%	506.26	-0.70	455.38
ACRES OF FARMLAND	MT VERN CTY E80		3.703570	31.47%	1,534.16	45.06	136.23
LAND VALUE	MT VERNON HI H201		2.648410	22.50%	1,097.08	19.72	51.00
+ BUILD. AND IMPROV. 35,161	REND LAKE CO JC521		0.621400	5.28%	257.40	-7.40	5.60
- HOME IMP/ENTERPRISE	REND LAKE CONS DIS		0.054540	0.46%	22.60	0.46	4.93
= TOTAL VALUE 46,732	AIRPORT AUTHORITY		0.155450	1.32%	64.40	-0.34	
X MULTIPLIER 1.0332	C E BREHM MEM LIBR		0.203560	1.72%	84.32	1.60	4.68
	TIF DOWNTOWN			14.20%	692.54	4.38	

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- HOMESTEAD	IST DUE DATE SEP 10, 2021	2ND DUE DATE NOV 10, 2021
- DISABLED/VETERANS	IST INSTALLMENT 2,437.20	2ND INSTALLMENT 2,437.20
- RETURNING VETERANS	INTEREST	COSTS
+ FARMLAND	FIRST INSTALLMENT PAID 09/10/2021	SECOND INSTALLMENT PAID
+ FARM BUILDINGS	Paid 2,437.20	
= NET TAXABLE 48,284	Due 0.00	
X RATE 10.095240		
= CURRENT TAX 4,874.40		
+ BACKTAX		
= TOTAL TAX 4,874.40	AMOUNT COLLECTED 2,437.20	AMOUNT COLLECTED

<b>BILLING ADDRESS</b> KAUFMAN, JAMES S & PHYLLIS J  17 WINDSOR MT VERNON IL 62864
<b>PROPERTY ADDRESS</b> 700 S 10TH STREET MT VERNON IL 62864
<b>OWNER'S NAME</b> KAUFMAN, JAMES S & PHYLLIS J
<b>LEGAL DESCRIPTION</b> 2S 3E MT VERNON CAR MFG CO 150'X 150' NW NW SEC 32-PT LT B SE COR
Book _____ Page _____ Date 05/14/2010

## Sealed bid packet instruction sheet:

SEND BY REGISTERED MAIL THE FOLLOWING:

### Enclose:

Completed Sealed Bid Form

Bank letter of guarantee/approval.

Earnest money check made out to Kim Duncan Auction & Realty or bid bond in the amount of \$5,000 per tract you are bidding on.

Signed terms and conditions sheet

Signed Notice of No Agency

**Time Frame: Bids must be received NLT December 8, 2021**

### Mail documents to:

**Kim Duncan Auction & Realty**

**PO Box 1104**

**Mt. Vernon, IL 62864**

**Bid increments:** Bids must be in \$500.00 increments. \$150,500 is acceptable, \$150,250 is not. This is for the BID amount, not the bid plus buyer's premium amount (final contract price)

**TRACT SELECTION:** If you ONLY want a combination of tracts, use the combination tract line for your bid.

If you will take individual tracts, simply put your highest bid on each tract

**Sealed Bid Form**

**BIDS MUST BE RECEIVED NLT DECMEBER 8, 2021**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**BID AMOUNTS MUST BE IN INCREMENTS OF \$500.00. \$100,500 IS ACCEPTABLE, BUT NOT \$100,250**

**BUYER'S PREMIUM IS 10%**

**USE THE FOLLOWING ONLY IF YOU WILL TAKE THE INDIVIDUAL TRACTS:**

**Tract 1: Bid Amount: \_\_\_\_\_ + Buyer's premium: \_\_\_\_\_ Total: \_\_\_\_\_**

**Tract 2: Bid Amount: \_\_\_\_\_ + Buyer's Premium: \_\_\_\_\_ Total: \_\_\_\_\_**

**Tract 3: Bid Amount \_\_\_\_\_ + Buyer's Premium: \_\_\_\_\_ Total: \_\_\_\_\_**

**Use the following if you ONLY want the combination:**

**Tract #s desired: \_\_\_\_\_**

**Bid amount: \_\_\_\_\_ + Buyer's premium \_\_\_\_\_**

**Total contract price: (Bid amount plus Buyer's premium) \_\_\_\_\_**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Before submitting this bid make sure you also enclose the following:**

Bank letter of guarantee/approval.

Earnest money check made out to Kim Duncan Auction & Realty or bid bond in the amount of \$5,000 per tract you are bidding on. IF YOU ARE WINNING BIDDER, THIS MONEY WILL NOT BE REFUNDED IN THE EVENT OF DEFAULT BY YOU, THE BUYER

Signed terms and conditions sheet

Signed Notice of No Agency

**TERMS AND CONDITIONS FOR**

**811 & 815 Newby and 700 S 10th St. Mt. Vernon, IL**

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**Buyers premium:** A 10% buyers premium will be added to highest bid to determine final contract price.

**Earnest Money and Purchase agreement:** \$5,000.00 per tract earnest money in the form of check or bid bond is required to be submitted with bid. Balance due at closing no later than 30 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 incl. Final search, Alta statements, 1/2 closing fee, applicable state fees, recording fee and any fee required by lender if applicable

**Conditions and easements:** Property is being sold subject to all easements, covenants, and restrictions on record.

**Kim Duncan Auction & Realty and Kim Duncan, Auctioneer/Managing Broker are agents of the seller only**

**Disclaimer and Absence of Warranties**

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 true and accurate, but is subject to verification by 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:

Name:

Signature