

ONLINE AUCTION

3825 Youngstown Rd., Woodlawn, Illinois

Auction Ends: August 15, 9am

Open House: July 19, 1-3pm



Quick Facts: 3BR, 2 Bath, oversized 1 car garage, front wood deck, back stone patio, half ac. stocked pond, screened in gazebo, open kitchen/dining/living room, bonus room with skylights

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KimDuncanRealEstate.com



Kim Duncan Auctioneer/Managing Broker

Lic. 471.012966 & 441.001970

AUCTION TERMS 3825 Youngstown Rd., Woodlawn, Illinois

Sale Method: Property to be offered at auction . Highest bid is subject to Seller confirmation. Very Motivated Seller

Property Condition: Property is being sold as-is. However, bidders may have inspections done if they so choose and are encouraged to do so for their peace of mind in bidding. The Seller and Auction Company will disclose any KNOWN material defect, however are not qualified inspectors. There may be some trash or items left on property.

Financing: Sale is NOT contingent on financing Make arrangements prior to bidding. THIS MEANS ALL INSPECTIONS, APPRAISALS OR ANYTHING ELSE LENDER REQUIRES MUST BE DONE PRIOR TO BIDDING. ONCE PROPERTY IS SOLD, WINNING BIDDER IS EXPECTED TO FOLLOW THROUGH OR LOSE EARNEST MONEY. PLEASE BID ACCORDINGLY.

Registration: In order to bid, potential bidders must provide bank letter of guarantee, verification of funds or approval letter via email to Kdauctionservice@hotmail.com. Contact auction company with any questions.

Buyer's premium: A 5% buyer's premium will be added to high bid to become total contract price.

Earnest Money and Purchase agreement: Immediately following the close of bidding, the approved high bidder will deposit by wire transfer or cashiers check to Kim Duncan Auction & Realty, \$5,000 earnest money and sign a purchase agreement with the seller via electronic signature or in person. In the event monies are not received by Monday March 16, 2026 close of business, it will be assumed buyer has defaulted and forfeits their right to purchase the property, allowing it to be sold to another party. Balance is due at closing no later than 45 days after signing of contract. In the event of default by the buyer, earnest money will NOT be refunded.

Closing Costs: Buyer is responsible for traditional buyer's fees incl. final search, ALTO statements, closing fee, applicable state fees, recording fees and any fees required by lender if applicable.

Survey: No survey is provided

Possession: At closing

Taxes: Prorated to date of closing

Easements: Sale is subject to all easements, covenants and restrictions on record.

Kim Duncan Auction & Realty and Kim Duncan Auctioneer are agents for 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 accurate and true, 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 decisions of the auctioneer are final and all announcements made day of sale by the auctioneer take precedence over printed material or spoken information made prior to sale.

I have read, understand and agree to these terms and conditions:

Full Name:

Signature: