

March 6th Online Auction Real Estate Terms & Conditions

SELLERS: Alan Grady Estate Smithville Rd Trivoli Il
Attorney Nancy Schell

Begins: 02/21/2020 Online Auction Starts to Close on Friday March 6th 2020 at 10am CST. www.gotogorsuch.com

Credit Card Or Debit Card is required to register to bid for this sale. It is used only to verify that you are a Valid Bidder.

Parcel A: 20 Acres More or Less, 18.7 Acres CRP at \$254.24 Per Acre: Tillable has a 117 CPI Accessible by Easement off Smithville Rd.

Tax ID: 15-33-100-004 Taxes 2018 - \$335.32 20 Acres

Parcel B: 81.5 Acres More or Less, 33.5 Acres CRP at \$242.07 Per Acre: Tillable has 116 CPI; Balance in Woods; Parcel B Has 1.5 Acre +- Lane from Smithville Rd to 80 Acres +-

Tax ID: 15-33-200-001 Taxes 2018 - \$29.40 1.5 Acres

Tax ID: 15-33-400-001 Taxes 2018 - \$606.98 80 Acres

Terms & Conditions:

All Real Estate being sold AS-IS w/ALL FAULTS AND NO GUARANTEE'S;

2% Buyers Premium on Real Estate will be added to Auction Sales Price.

Example: 20 Acres x \$1,000 Auction Sales Price Per Acre x 2% Buyer Premium = Total Sales Price on Contract

2020 CRP Payment shall belong to the Buyer

Real Estate; Non Refundable 10% Down & sign contract following Closing of the Auction. Final Bids are subject to Seller/Executor Approval. Earnest Money Check to Froehling, Weber & Schell or Wire Transfer day of Auction. Contract can be signed at Gorsuch Realty & Auction or Electronically.

Closing: Balance on April 6th 2020; Closing at Froehling, Weber & Schell Office 167 W Elm Canton IL 61520

Possession: Parcel A: At Closing subject to CRP Contract

Parcel B: At Closing subject to CRP Contract

Buyer shall assume the CRP Contracts that end 09/30/2026

It is your due diligence to inspect property before engaging in the bidding process.

Your bidding is not conditional upon any Financing and or buyer/Lender Inspections.

Seller shall give a credit for the 2019 Real Estate Taxes due in 2020. No Tax Proration for 2020 due in 2021.

Buyer & Seller shall have Normal Closing Cost

!!!! Upon the Closing of the Online Auction Seller/Executor shall have the right to reject or accept the final Bids!

Gorsuch Realty & Auction is working for the Seller as their agent/auctioneer

Property being sold AS-IS, Where IS Condition, with all Faults

Sellers Attorney will provide an Owner's Policy of Title Insurance & Deeds Conveying the property

Mineral Rights if any will be transferred to Purchaser

There are easements off the lane for the property owners to the west of the Lane

Any Changes, Announcements or Postings on Website, Sale Bills or Advertising take precedents over any and all previous advertisements including such items as Descriptions, Terms & Conditions and Viewings.

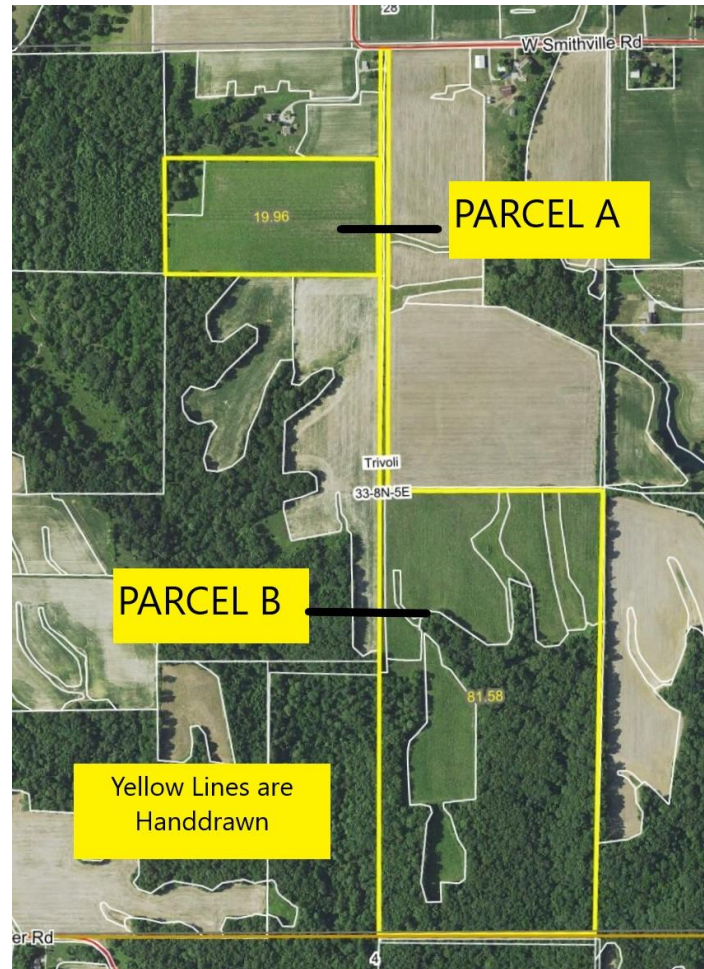
Any Questions contact Curtis Gorsuch 309-338-3711 or Nancy Schell Attorney 309-647-6317

Parcel A will start to Close at 10am on Marche 6th 2020 get your bid in before it closes

Parcel B will Start to Close at Approx.. 10:20am 6th 2020 get your bid in before it closes.

You can keep track of auction on your phone, ipad, computer OR If you would like to watch the Online Auction Bidding come to Gorsuch Realty & Auction 1050 N Main Canton IL 61520

OPEN HOUSE: Auctioneer will be at the property Saturday February 22nd 9am to Noon & Sunday March 1st Noon to 2pm for viewing and questions and assist you in Bidding. Or can be viewed by appointment.



Gorsuch Realty & Auction Co

1050 N Main Canton IL 61520 309-647-7777

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