

Sale Name: The Allendale Gravel Co., Inc 1+/- Acre Building Site

LOT 1 - 1+/- Acre Building Site

The advertisement is a vertical rectangular graphic with a background image of a field at sunset. At the top, a dark red banner contains the text "Lawrence Co. IL, Land Auction" and "1+/- Acre Building Site on Hardsurface Rd." in white. Below this, a green banner features the text "Busy In The Field?" in white, followed by smaller white text: "Call or click in advance to register to bid online or by phone, call Auctioneers Gregg Parrott Mobile 618-843-4905 or Zane Parrott 812-890-5452". The center of the ad features the "SELLAFARM" logo in large, white, serif capital letters, with the tagline "YOUR TEAM ON THE GROUND" in smaller, white, sans-serif capital letters below it. To the right of the text is a stylized white graphic of a corn cob. Below the logo, a green banner contains the following text in white: "Lawrence Co., IL Land Auction", "1+/- Acre, Excellent Building Site, Hard Surface Roads all the way to Drive! Level Topography with Excellent", "Auction Date: Soft Closes Wednesday, May 26th, 2021, 6 PM Central", "Auction Location: Your Phone, Tablet or Computer", "Bidding will be on a Total Dollar Basis!", "Land Location: Lawrence Township, Lawrence County, Illinois", and "The Allendale Gravel Co., Inc. - Seller". At the bottom, a dark red banner contains the text "See www.sellafarm.com for online bidding!" in white.

Description

SELLAFARM

YOUR TEAM ON THE GROUND

Lawrence Co., IL Building Site Auction

Excellent Opportunity to Purchase 1+/- Acre Building Site on All Surface Blacktop Road!

Just Minutes from town with no Gravel!

Soft Closes Wednesday, May 26th, 2021, 6PM Central

Auction Location: Online Only Auction

Bid from your Phone, Tablet or Computer!

Bid Anytime! Bidding is now Open!

Bid Your Price at www.sellafarm.com

Being Offered in 1 Tract for one Simple Total Dollar Figure!

Land Location: Lawrence Township, Lawrence Co., Illinois

Prospective Buyer(s) are welcome to walk the land at their Convenience!

Drone Video will be available for Bird's Eye Viewing!

Tract 1 – Excellent 1+/- Acre Building Site Just Minutes from Town!

Quality, Hard Surface All Weather Road all the way to the Property, No Gravel!

Preliminary Corners are Flagged!

Latitude: 38.455895 Longitude: -87.385551

Location: From Lawrenceville, IL: US Route 50 & Co. Rd. 1400E (Intersection just East of WAKO Radio Station), North 1 Mile to Co. Rd. 1100N, East 100 yards then back North on Co. Rd. 1400E, continue North approximate 2 miles to land location. Signs posted.

-OR- From Vincennes, IN: Short 15 minute drive To Paradise: Vigo Street across the George Roger Clark's Memorial Bridge, continue West for 1 Mi. to Route 250 (Co. Rd. 990N), West 4.4 Mi. to May Chapel Road (Co. Rd. 1500E), North 1 Mi. to Allison Lane (Co. Rd. 1100N), West 1 Mi. to Gadd Road, North to property location.

Building Site Potential: This large 1 acre property has many of the features you are looking for! This 1 acre site is just minutes from either Lawrenceville, IL -or- Vincennes, IN on quality, hard-surface road all the way to the drive! This building site also has power available as well. Start planning your perfect build site -or- your private weekend paradise. 42' x 42' concrete pad with additional 10' concrete apron can be repurposed for excellent RV/camper pad. Shell of existing structure features 16' tall side wall and can easily be salvaged into a great storage shed/barn.

Deer Camp: This site offers an excellent opportunity to build the deer camp you've always wanted. Close proximity to waterfowl hunting, whitetail and turkey!

Topography: Speed up your construction timeline with very little to no final grade work as this large 1 acre building site offers near level topography. See www.sellafarm.com for topography maps of property.

Views: This property has the potential to offer spectacular views over the nearby water and potential waterfowl.

School District: Lawrenceville Unit 20 School District.

Close Proximity: Just minutes to Lawrenceville, IL -or- Vincennes, IN. Short Commute to large major employers including Marathon Refining, Wal-Mart Distribution Central, Toyota Manufacturing, Lawrence County Department of Corrections, Good Samaritan Hospital, several colleges/universities including Vincennes University, Lincoln Trail, Wabash Valley & Olney Central College.

Brief Legal: 1+/- Acre in the Southwest Corner of the N1/2 SW1/4, Section 21, Lawrence Township, Lawrence County, Illinois. T4N-R11W. Complete Legal Description to be determined by Boundary Survey completed after an accepted sale, which shall not be closer than 25 feet away from the waters edge of the nearby water body. Approximate corners are marked.

Access: Direct Access to Quality, Well-Maintained All Surface Gadd Road (Co. Rd. 1400E) on full West Boundary, commonly known as "Sportsman Club Road".

R.E. Estimated Taxes: 1+/- Acre in the Southwest Corner of Lawrence County Assessor Parcel Index Number 06-000-329-00. Prorated taxes to date of closing to be paid by the seller as estimated credit as calculated by closing agent on date of closing, Buyer(s) thereafter. County to divide taxes / create new parcel index numbers.

Water Rights: Riparian rights, including use of or access to the nearby body of water are not included in the Sale. Buyer may drill a water well on the property being sold for domestic potable water purposes.

Mineral Rights: Seller to retain all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers, if any, except water.

Possession: Possession date of closing.

Survey: Any survey cost to be paid by buyer(s). Any acreage difference greater than half (½) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon original bid price per acre & original buyer's premium per acre.

Terms: 10% down day of sale non-refundable escrow. 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared, Plan to close within 45 days. Have financial arrangements made prior to sale as sale is not contingent upon Buyer(s) ability to obtain financing.

Signing of Contract: Please be prepared to execute a purchase agreement within 24 hours of auction close either by in-person signing or electronic signature at which time escrow will also be placed.

Title: Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of the purchase price for surface rights only, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

Agency: SELLAFARM, Your Team on the Ground and its representatives are acting as Agents for the Seller.

Approval of Bids: This land is being sold subject to owner confirmation.

Flood Plain: Bidding is not contingent upon the fact the property is located within the "Flood Plain."

Other Announcements: All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Any Announcements made take precedence over any previous information.

Log onto www.sellafarm.com or www.parrottauctions.com for aerials, drone tour, photos & plats.

For private tour of the land on Polaris Side by Side or more information, please contact Listing Agent Zane Parrott mobile at 812-890-5452 -or- Gregg Parrott at 618-843-4905.

Inspection Dates of Monday, May 10th, 4 - 6 PM Central -and- Monday, May 24th, 4 - 6 PM Central to meet a SELLAFARM Representative at the entrance of the Property for a guided side by side tour of the property!

Prospective Buyer(s) are welcome to walk the land at their Convenience!

Allendale Gravel Company, LLC – Seller

Michael C. Witters - Attorney

Quantity: 1



<https://www.sellafarm.com/>