

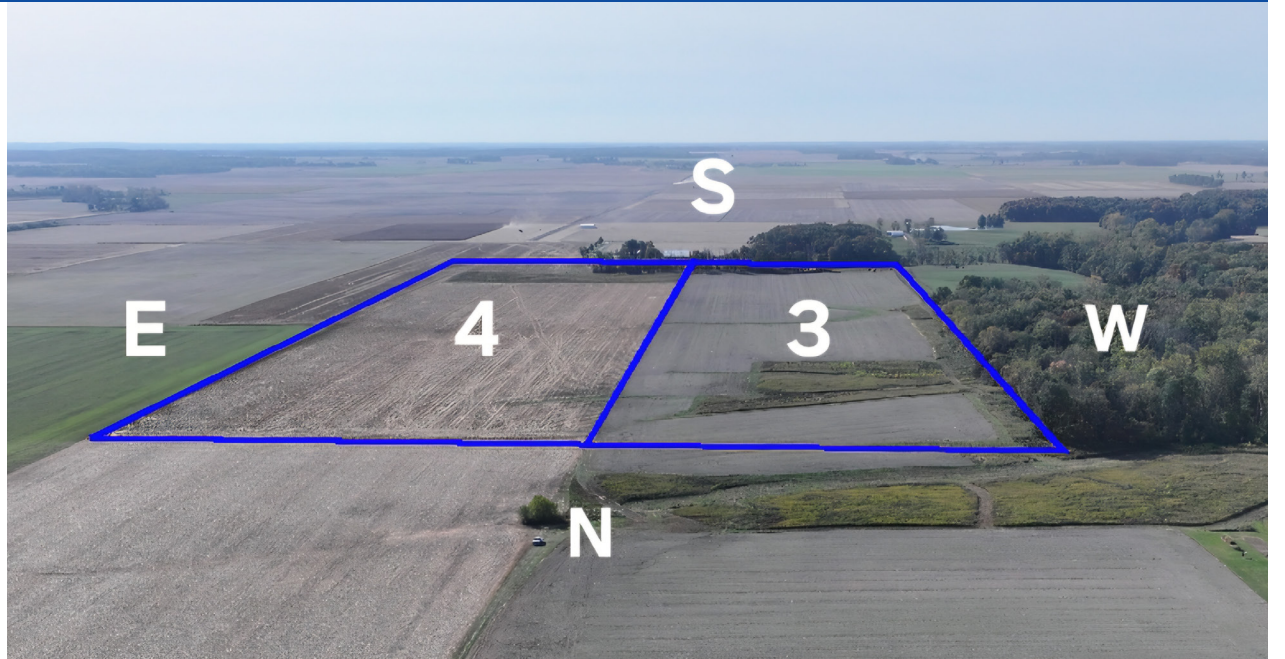
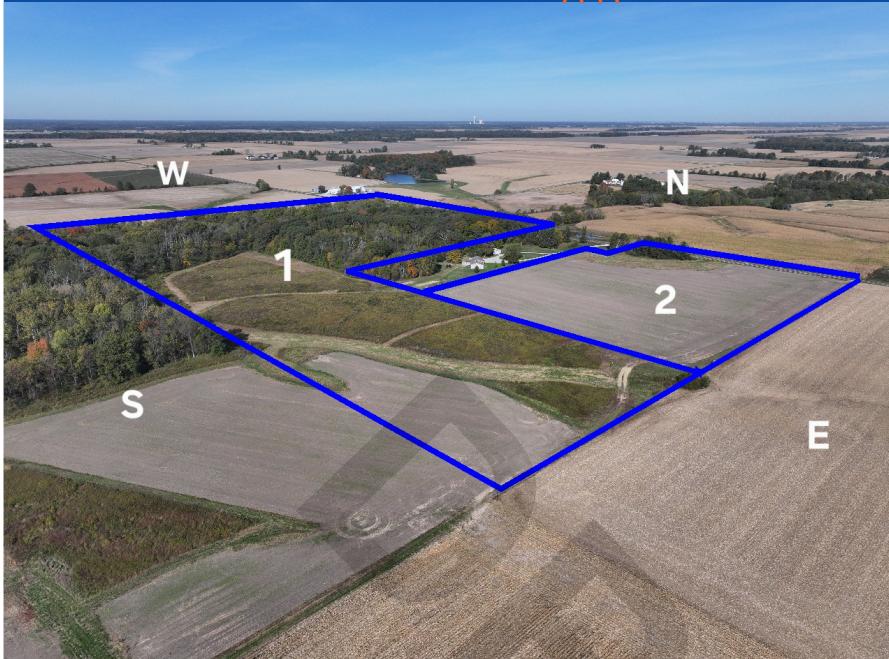
# SCHMID AUCTION

IL Auction Firm License No.: 444.000399  
909 E Main St., Teutopolis, IL 62467



## 184.56+/- ACRE LAND AUCTION PETRONILLA VOLK ESTATE Live Land Auction w/ Online Bidding Available

**Tuesday, December 2, 2025 • 5:00 P.M.**  
**Rural Jasper Co., Ingraham & Newton, IL**



### **Auction Site: Knights of Columbus Hall 707 S. Van Buren St., Newton, IL 62448**

**Tract 1-** 41.26+/- Surveyed Acres (10+/- Tillable; 31.26 Incredible Hunting Land) Located in Section 23, Smallwood Township, Jasper County, IL. Road Frontage on 100N. Large marketable trees!

**Tract 2-** 13.3+/- Surveyed Acres (11.69+/- Tillable); Soil PI 100.6. Located in Section 23, Smallwood Township, Jasper County, IL. Road Frontage on 100N & 1000th St. Ideal building site or hobby farm!

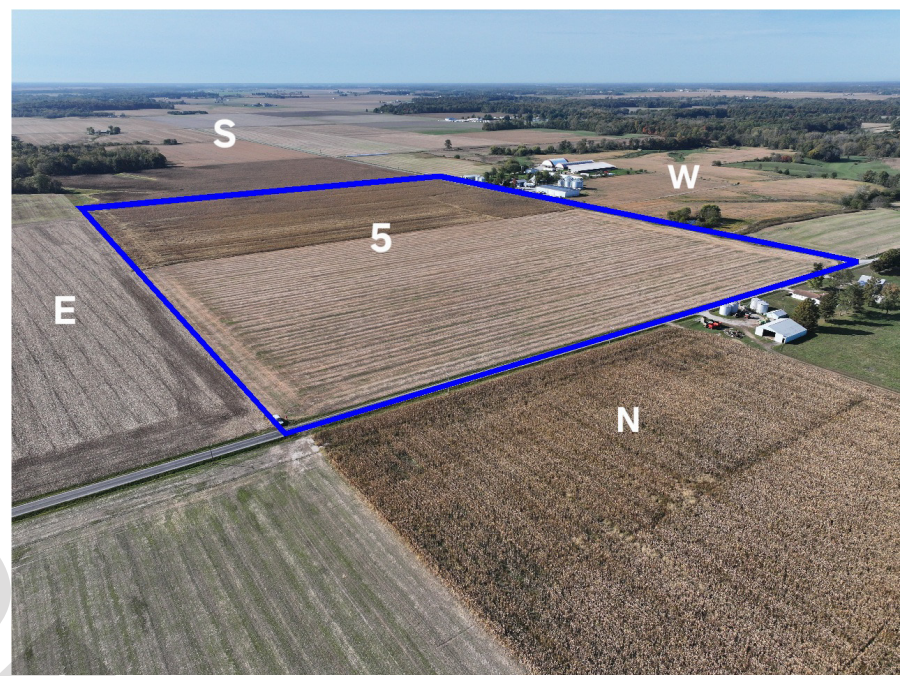
**Tract 3-** 40+/- Acres (23.17+/- NHEL tillable & 7.5 HEL tillable) Soil PI 96.2. Located in Sec 23, Smallwood Township, Jasper County, IL

\*A 30' wide easement will be granted for ingress & egress; when viewing this tract on the website click on documents for the legal description for the Easement)

**Tract 4-** 40+/- Acres (35 acres currently farmed & 5 acres taken out of CRP that can be farmed. Soil PI 100. Located in Section 23, Smallwood Township, Jasper County, IL

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**Tract 5-** 50+/- Acres (49.78+/- tillable) Soil PI 97.2. Located in Section 13, South Muddy Township, Jasper County, IL. Road frontage on 200N and 550E.



*Attorney: William G. Heap, Weber, Heap, Ayres & Greene, P.C.  
122 South Van Buren Street • P.O. Box 7 • Newton, IL 62448  
Tel: 618-783-8471*

*Executor: Leon Volk*

### **AUCTION ORDER**

Tract 5 will sell first by itself. Tracts 1, 2, 3 and 4 will be offered privilege. The bidder will choose the tract(s) they will take. This will continue until the auction is completed.

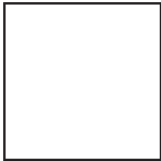
NO COLLUSION, TEAMING, OR BIDDING ARRANGEMENTS THAT RESULT IN DIFFERENT PERSONS OR ENTITIES TAKING TITLE TO TRACTS PURCHASED UNDER A SINGLE WINNING BID WILL BE PERMITTED. THE REGISTERED BIDDER APPEARING ON THE BID CARD WILL BE THE PARTY OBLIGATED TO CLOSE ON AND TAKE TITLE OF THE PURCHASED PROPERTY(IES). Meaning, a purchaser who exercises the privilege to buy additional tract(s) must take title in that same Purchaser's name or legal entity. Purchasers may NOT arrange for another person or entity to take title to the additional tract(s) at closing. Any bid made in collusion or with the intent to transfer title to a non-registered bidder may be rejected and the sale declared void at the auctioneer's discretion. The auctioneer/seller reserves the right to refuse any bid, require proof of identity or authorized signing authority, and require the registered bidder to complete closing in his/her/their name as shown on the bid card.

**Auction Terms & Conditions:** In the event Tracts 3 or 4 sell to somebody other than the buyer of Tracts 1 or 2, easement(s) will be granted burdening Tract 1 and 2 for the benefit of Tract 3 and/or 4. The legal description of the Easement is available to view on the website. Click on documents when viewing Tracts 3 and 4 to view the legal description of the Easement. When viewing the auction at [bidschmid.com](http://bidschmid.com), click on documents to read of the Auction Contract to buy and sell real estate. The auction contract will have all the terms and conditions. All the Seller's mineral, oil, and gas rights, if any, will transfer without warranty of title or title evidence. Bidding is by the acre. Final purchase price will equal the high bid multiplied by the total acres for each tract. Purchase agreements will reflect the total tract price (not per-acre price). Pre-Bidding increments \$100.00 per acre. The auctioneer will dictate the bid increments at the auction. 10% of the total purchase price is due on auction day or the following day. The remaining balance is due at closing, approximately 60 days following the auction. Down payment is held in escrow with the title company. Successful bidders must sign purchase agreements on Tuesday Dec 2nd if bidding in person or Wed. Dec 3rd if bidding on the internet. New owners gain possession at closing. Real estate sells "As Is." Buyers are encouraged to conduct independent inspections and due diligence. Maps, brochures, and field markers are approximate and for guidance only. Auction day announcements take precedence over printed materials. All the land has been taken out of CRP programs (USDA). Schmid Auction or sellers are not responsible for accidents.



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