

SCHMID AUCTION

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



222.83+/- ACRE NO-RESERVE HAMILTON CO, IL LAND

w/2022 Portable Cabin (Online-only Timed Auction)

Begins to close Monday, June 22, 2026 at 6:00 P.M.



Rural Hamilton County, IL • Broughton, IL 62817

Tract 1- 41.45+/- Acres, 34+/- tillable acres, 3+/- wooded acres, part of. Services include Saline Valley Conservancy Water and SouthEastern Electric, featuring electric heat and a tankless water heater. The portable 16'x36' cabin by Cardinal Buildings has a ¾ bathroom, kitchen area, bunkhouse, and a 16'x4' front porch, 8' x 24' side porch, plus an 8'x9' Conex on the west side. The property also offers a 20'x24' carport with two 8'x20' Conex units, and camper hookup. Furniture is not included; however, the refrigerator/freezer, Stove and microwave purchased in 2023 will stay. The new owner will receive the second half of cash rent (\$62.50) Located in Sec 18 South Twigg Township, Hamilton County, IL & part of Parcel #14-18-100-006. (2 deer blinds are located on the tract and are negotiable to be purchased privately after the auction)

This cabin is a hidden gem. Watch the sunset by the fire pit as the wildlife comes to life across the fields.

Tract 2- 40.7+/- Acres, 29+/- tillable acres, 11+/- wooded acres. (small square in northeast part of parcel that is a cemetery) The new owner will receive the second half of cash rent (\$62.50) Located in Sec 18 South Twigg Township, Hamilton County, IL and in part of Parcel #14-18-300-002 & 14-18-100-006. Excellent hunting for large whitetail deer and wild turkey

Tract 3- 40.41+/- Acres, 37+/- Acres tillable, 3+/- acres wooded. The new owner will receive the second half of cash rent (\$62.50) Located in Sec 18 South Twigg Township, Hamilton County, IL & part of Parcel #14-18-300-002. Excellent hunting for large whitetail deer and wild turkey

Tract 4- 20.27+/- Acres, 15+/- tillable acres, currently 7.32 acres planted in corn and 5.6 acres planted in soybeans. The new owner will receive the second half of cash rent (\$62.50) by November 30, 2026. Excellent hunting for large whitetail deer and wild turkey. Located in Sec 7 South Twigg Township, Hamilton County, IL & Parcel #14-07-400-006. Potential build site with small pond, electricity and rural water.

Tract 5- 80+/- Acres, including a 2-acre clover food plot and 39+/- acres in soybeans and 39+/- wooded acres. The new owner will receive the second half of cash rent (\$62.50) by November 30, 2026. Located in Sec 1 South Flannigan Township, Sec 1 & Parcel #13-01-400-001. (2 deer blinds are located on the tract and are negotiable to be purchased privately after the auction) Excellent hunting for large whitetail deer and wild turkey.

All tracts are situated in a prominent region of the United States renowned for its population of large whitetail deer. Additionally, the area offers exceptional opportunities for hunting wild turkey, rabbit, quail, and various other species.

All tracts are located west of Broughton and Walpole, Illinois. Tract 5 lies just north of Walpole Road on 600E, while Tracts 1, 2, 3 and 4 are south on 675 E off Walpole Road.

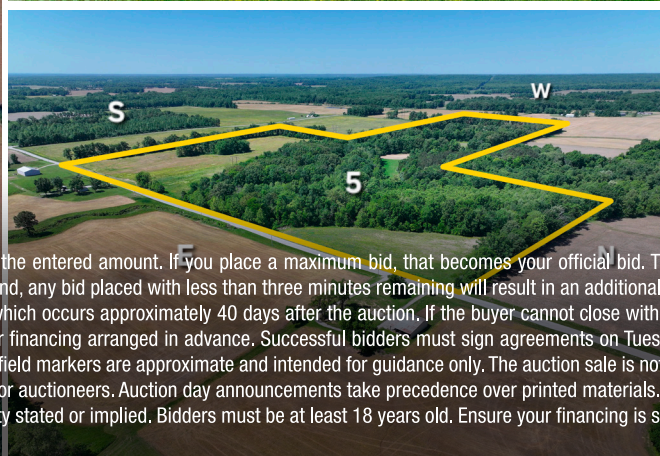
Sellers: Brent and Samantha Will

Virtual cabin viewing on website • The cabin will be unlocked and open for inspection Friday, June 12th 1:30-3:30pm, Sun. June 14th 10am-12Noon and Auction Day Monday June 22nd 1:30-3pm

Tillable acreage figures are estimates and should be used only as guidelines. All maps and property boundaries shown in brochures, newspapers, websites, and other advertising materials are also approximate and provided for guidance only.

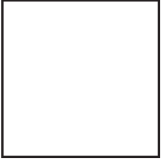
On Tracts 1, 2, and 3: Bidders may place bids on individual tracts, any combination of these tracts, or the entire property using the multipar method. Tracts 4 and 5 will be sold individually. All tracts are offered by the acre and \$25.00 bid increments and by the acre.

To secure Tracts 1, 2, and 3 as a combined purchase, the winning bid must exceed the aggregate of the highest individual bids for each tract. Bidding increments are set at \$25.00 per acre. Interested parties may submit bids on one, two, or all three tracts, either individually or in combination.



Auction Terms & Conditions: A bid will be accepted immediately at the entered amount. If you place a maximum bid, that becomes your official bid. This is a multipar auction for tracts 1, 2, and 3; tracts 4 and 5 are sold separately, \$25.00 bid increments—times the acre! Beginning at 6:00 PM on Monday June 22nd, any bid placed with less than three minutes remaining will result in an additional three minutes being added to the bidding period. A non-refundable down payment of 10% will be held in escrow at the title company. The balance is due at closing, which occurs approximately 40 days after the auction. If the buyer cannot close within 40 days, the seller will receive the 10% down payment will be held in escrow. Forty-days is considered a reasonable period for closing, so buyers should have their financing arranged in advance. Successful bidders must sign agreements on Tues. June 23rd in person or via DocuSign. The property is sold "As Is." Buyers are encouraged to perform their own inspections and due diligence. Maps, brochures, and field markers are approximate and intended for guidance only. The auction sale is not contingent upon a home inspection or the sale of another property. Schmid Auction represents the seller exclusively; no commission will be shared with other brokers or auctioneers. Auction day announcements take precedence over printed materials. Schmid Auction is not responsible for accidents. THIS IS AN INTERNET ONLY AUCTION ALL REAL ESTATE as is, where is with all faults or flaws. Items sell with no warranty stated or implied. Bidders must be at least 18 years old. Ensure your financing is secured—down payments are non-refundable if you cannot close. Fraudulent bidding will result in prosecution. All bids are binding contracts.

Prime Illinois Hunting and Farmland! • (618) 308-1551 • (217) 857-1507 • BidSchmid.com



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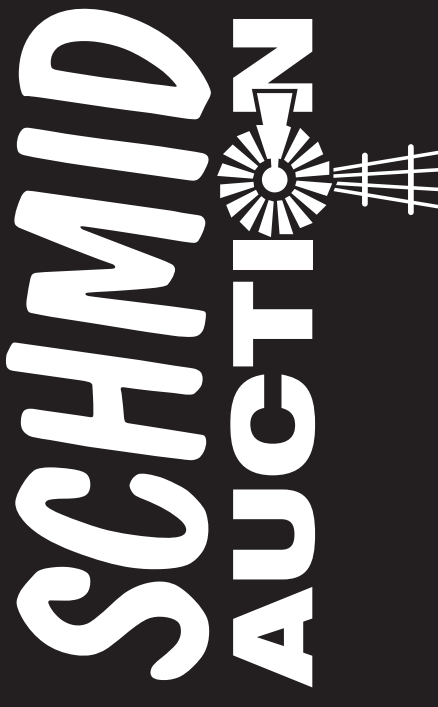
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