

**Christian County Board
101 South Main Street
Second Floor Courthouse
Taylorville, Illinois 62568**

BID SHEET

County Surplus Property—Seeking Sealed Bids

The Christian County Board is accepting bids to sell surplus property located in part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 1 East of the Third Principal Meridian in Christian County, Illinois —Part of PARCEL # 12-10-34-100-001-00. This parcel is 4.96 acres more or less. Sealed Bids must be returned by **Tuesday, December 14th, 2021 at 4:00 pm** to the Christian County Treasurer's Office on the second floor in the Christian County Courthouse, 101 South Main Street, Taylorville, Illinois 62568. Christian County assumes no responsibility for late bids.

Sealed bids will be opened during the **Building/Ground Committee on Tuesday, December 14, 2021 at 6:30 p.m.** in the County Board Meeting Room on the second floor of the Courthouse, 101 South Main Street, Taylorville, Illinois. There will be a starting bid of **\$5,000.00**. The top three (3) bidders will be given the option to raise their bid if they attend the Bid Opening.

The County reserves the right to accept or reject any or all bids. The property will be sold as is. A cashier's check for 10% of the purchase price must be delivered to the County Treasurer's Office by **4:00 pm Thursday, December 16, 2021**. Failure to deliver the 10% cashier's check by **December 16th** at 4:00 pm will automatically disqualify the bid and the County will accept the next highest bid.

Bid sheets may be picked up at the Treasurer's Office or on the County's website www.christiancountyil.com. For more information on location and description of the property contact Supervisor of Assessments Chad Coady at 217-824-5900.

PLAT OF SURVEY, LEGAL DESCRIPTION AND PURCHASE AGREEMENT ARE ATTACHED

Bidder name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Bid amount: _____ \$ _____

Part of Parcel # 12-10-34-100-001-00

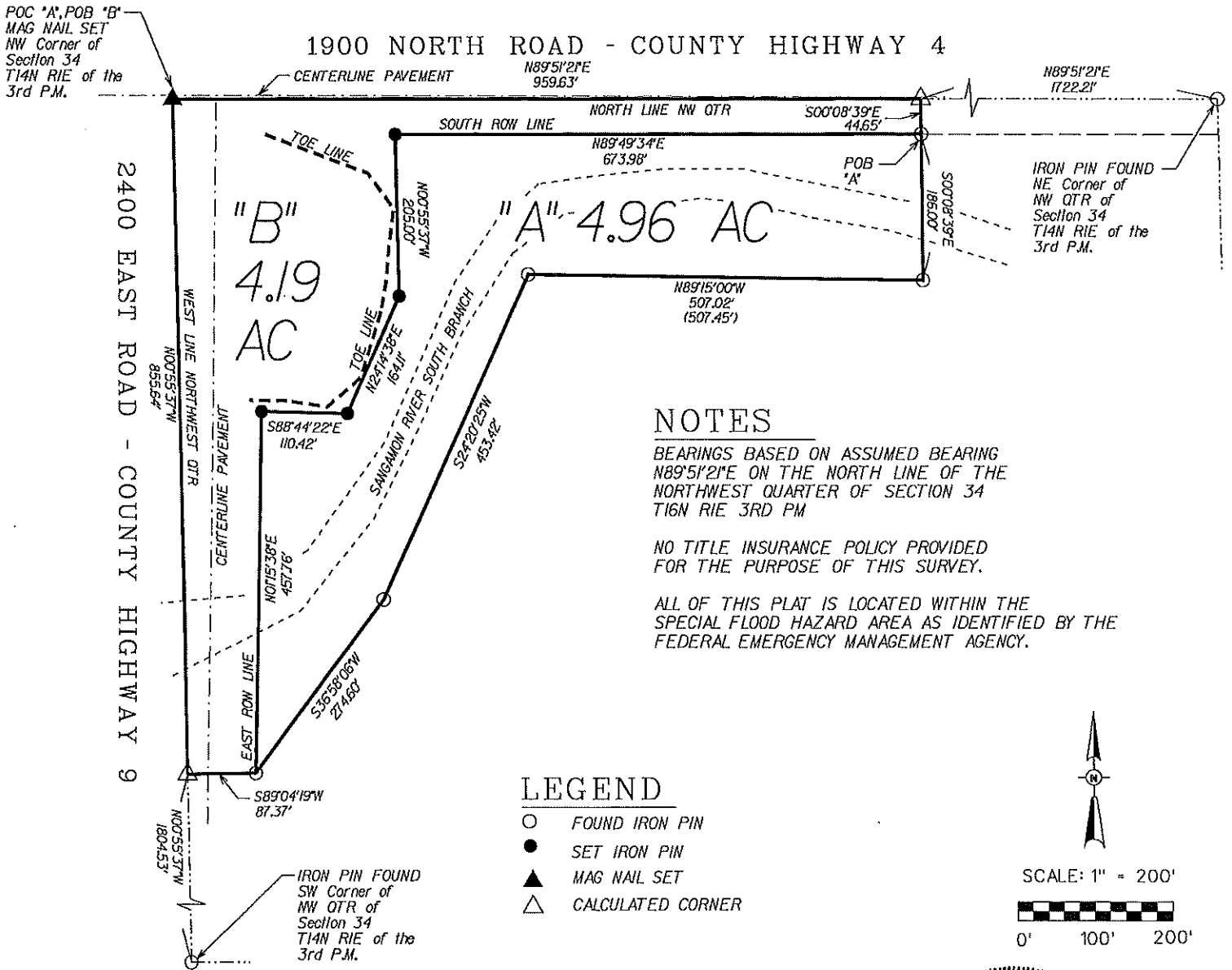
OWNER:
 CHRISTIAN COUNTY
 CO
 CHRISTIAN COUNTY HIGHWAY DEPT
 1000 NORTH CHENEY
 TAYLORVILLE, IL 62568
 (217) 824-2606

SURVEYOR:
 BRENT A. WINDELL
 P.O. BOX 333
 TAYLORVILLE, IL 62568
 (217) 652-9721

PIN 12-10-34-100-001-00
 PRAIRIETON TOWNSHIP

PLAT OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE THIRD
 P.M. CHRISTIAN COUNTY, ILLINOIS.
 MORE PARTICULARLY DESCRIBED ON SHEET 2 OF 2.



I DO HEREBY CERTIFY THAT I MADE A SURVEY IN THE MONTH OF SEPTEMBER 2021
 OF THE ABOVE DESCRIBED PROPERTY AND THIS PROFESSIONAL SERVICE CONFORMS TO
 THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY
 SURVEYS.

PROJECT NO. 21096
 SHEET 1 OF 2

Brent A. Windell
 BRENT A. WINDELL IPLS No. 3292
 EXPIRES NOVEMBER 30, 2022



LEGAL DESCRIPTIONS

"A" – 4.96 ACRES

Part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 1 East of the Third Principal Meridian, Christian County Illinois, more particularly described as follows:

Commencing at a mag nail set at the Northwest corner of said Northwest Quarter of the Northwest Quarter of Section 34; thence North $89^{\circ}51'21''$ East, (Assumed Bearing) on the North line of said Northwest Quarter of the Northwest Quarter of Section 34, 959.63 feet to a point; thence South $00^{\circ}08'39''$ East, 44.65 feet to an iron pin found on the South right of way line of 1900 North Road /County Highway 4, said iron pin being the point of beginning; thence continuing South $00^{\circ}08'39''$ East, 186.00 feet to an iron pin found; thence North $89^{\circ}15'00''$ West, 507.02 feet to an iron pin found; thence South $24^{\circ}20'25''$ West, 453.42 feet to an iron pin found; thence South $36^{\circ}58'06''$ West, 274.60 feet to an iron pin found on the East right of way line of 2400 East Road / County Highway 9; thence North $01^{\circ}15'38''$ East, on said East right of way line, 457.76 feet to an iron pin set; thence South $88^{\circ}44'22''$ East, 110.42 feet to an iron pin set; thence North $24^{\circ}14'38''$ East, 164.11 feet to an iron pin set; thence North $00^{\circ}55'37''$ West, 205.00 feet to an iron pin set on said South right of way line; thence North $89^{\circ}49'34''$ East, on said South right of way line, 673.98 feet to the point of beginning, containing 4.96 acres, more or less.

REAL ESTATE PURCHASE AGREEMENT

The Christian County Board, Seller, agrees to sell _____, Buyers, agree to purchase at the \$ _____ Dollars, the following described real estate:

- surplus property located in part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 1 East of the Third Principal Meridian in Christian County, Illinois.
- Part of PARCEL # 12-10-34-100-001-00. This parcel is 4.96 acres more or less.
- situated in the County of Christian, State of Illinois.

WHEREAS, IT IS FURTHER AGREED:

1. Balance of purchase price shall be paid to the Seller at the time of closing or prior to. The sale price shall be paid as follows:
 - a. By the payment of the balance \$ _____ .00 in cash or by certified cashier's check.
2. Possession to the land shall be given at closing. Closing shall occur on or before January 31, 2022.
3. The Seller shall provide a quitclaim all interest in the property to buyers with exception to and subject to all conveyances and easements of record.
4. Real estate taxes for the year 2021, due and payable in 2022, shall be prorated to the date of closing. All pro-rations shall be based upon the most recent real estate tax bill or in the alternative, upon an estimate of taxes due premised upon the sale price calculated by the Office of the Supervisor of Assessments of Christian County, Illinois.
5. The Seller warrants that no notice from the City, Village, or other governmental authority exists of a dwelling code violation with respect to the property described in this agreement.
6. The Seller and Buyers agree to share equally and pay the legal cost incurred in the preparation of this agreement and any documents necessary to effect consummation of this Agreement.
7. This contract is binding on the heirs, executors, administrators, successors and assigns, of Seller and Buyers. Time is of the essence in the performance of this Agreement. All agreements and warranties of this contract, unless fully performed, survive the execution and delivery of the deed.
8. This property is sold "as is" without further warranty from the Seller. There are no mineral rights conveyed with this property.
9. THIS AGREEMENT made and entered into this ____ day of _____, 2022 at the closing location of the Christian County Treasurer's Office, Christian County Courthouse, 101 South Main Street, Taylorville, Illinois during regular office hours.

Matthew M. Wells, Chairman
Christian County Board

BUYERS