

**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 the West half of the Southwest quarter of Section 27, Township 14 North, Range 3 West of the Third Principal Meridian in Christian County, Illinois —Part of PARCEL # 03-07-27-300-016-00. This parcel is 7.48 acres more or less. This property has no mineral rights. Sealed Bids must be returned by **Tuesday, September 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, September 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, September 16, 2021**. Failure to deliver the 10% cashier's check by **September 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 # 03-07-27-300-016-00

5-11-13

THIS INDENTURE WITNESSETH, That the Grantor: *G. F. Wolf, and Nancy M. Wolf, his wife*

of the *Town of Beechfork* in the County of *Christian* and State of *Illinois*

for and in consideration of the sum of *Four Hundred Fifty and no/100* Dollars

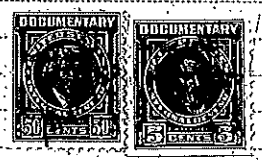
in hand paid, CONVEY and QUITCLAIM to *Christian County Highway Department*

of the *Christian* County of *Christian* and State of *Illinois*, the following described Real Estate, to wit:

All that portion of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-seven (27), Township Fourteen (14) North, Range Three (3) West of the Third Principal Meridian described as follows:

Beginning in the East line of Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section Twenty-seven (27) and extending Southwesterly to the middle of the Sangamon River along a center line for a highway known as Section 11A-M.F.T. as said centerline is now surveyed and staked out by the Christian County Highway Department of the State of Illinois as a strip of uniform width of seventy-five (75) feet being thirty-five (35) feet on the Southeast side and forty (40) feet on the northwest side of said centerline; 2.02 acres

Beginning in the northeast bank of the Sangamon River near Sta. 131/00 and extending northeasterly one thousand (1000) feet, more or less, to the present road along a centerline for a highway known as Section 11A-M.F.T. as said centerline is now surveyed and staked out by the Christian County Highway Department of the State of Illinois as a strip of variable width including all that portion of the said Section 27 lying between a line forty (40) feet northwest of and parallel to said centerline and the Sangamon River and south of the present road, each tract as shown by a plat on file in the office of the Christian County Recorder in Book _____ Page _____



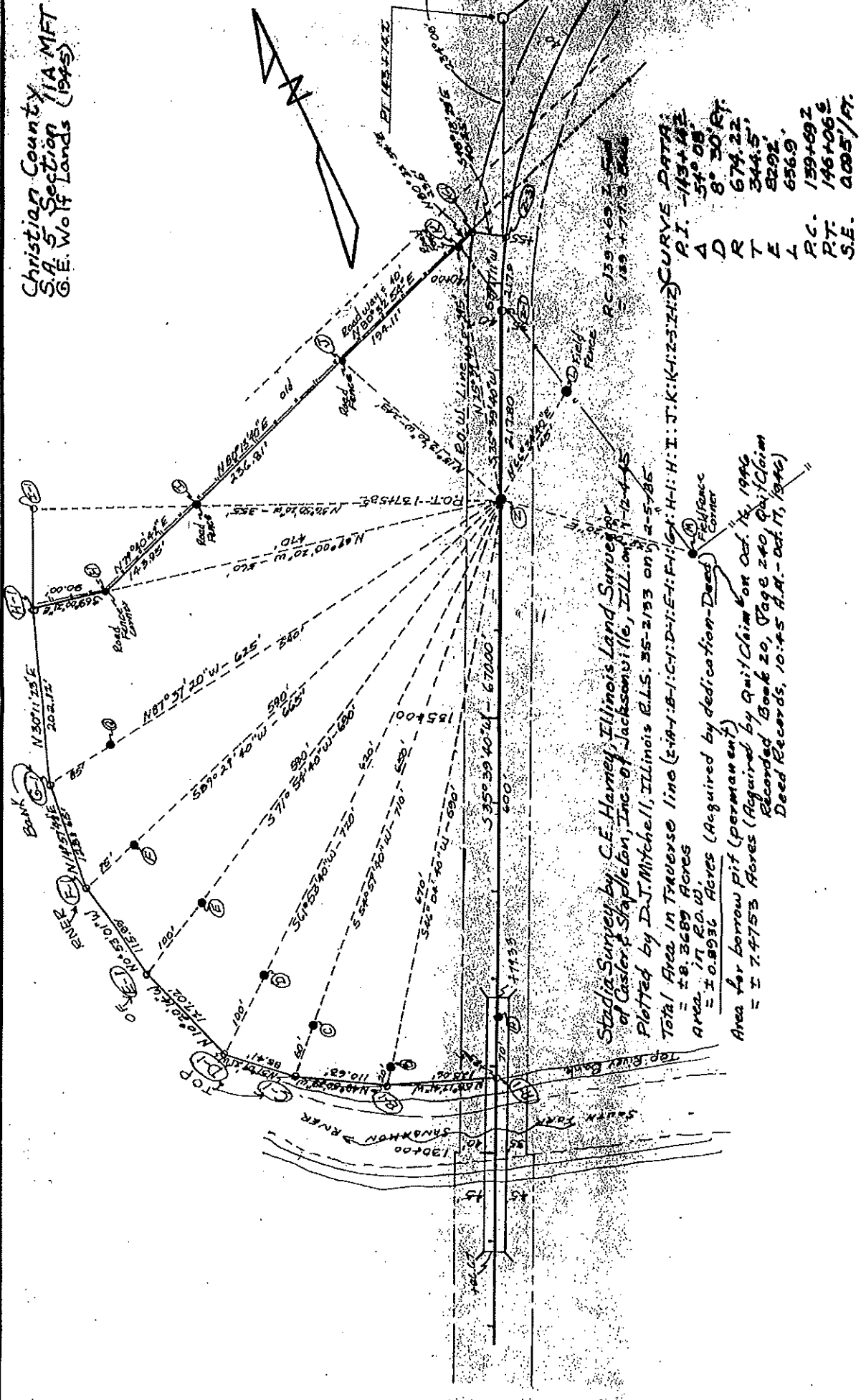
situated in the County of *Christian* in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this *16th* day of *October* ~~1913~~ *1946* A. D. 1946.

G. F. Wolf (SEAL)
Nancy M. Wolf (SEAL)

_____ (SEAL)

Christian County
S.A. 5 Section
S.E. Wolf Lands (1945)



Stadia Survey by C.E. Harney, Illinois Land Surveyor
of Casler & Stapleton, Inc. of Jacksonville, Ill. on 1-12-45
Plotted by D.J. Mitchell, Illinois C.L.S. 35-2193 on 1-2-58

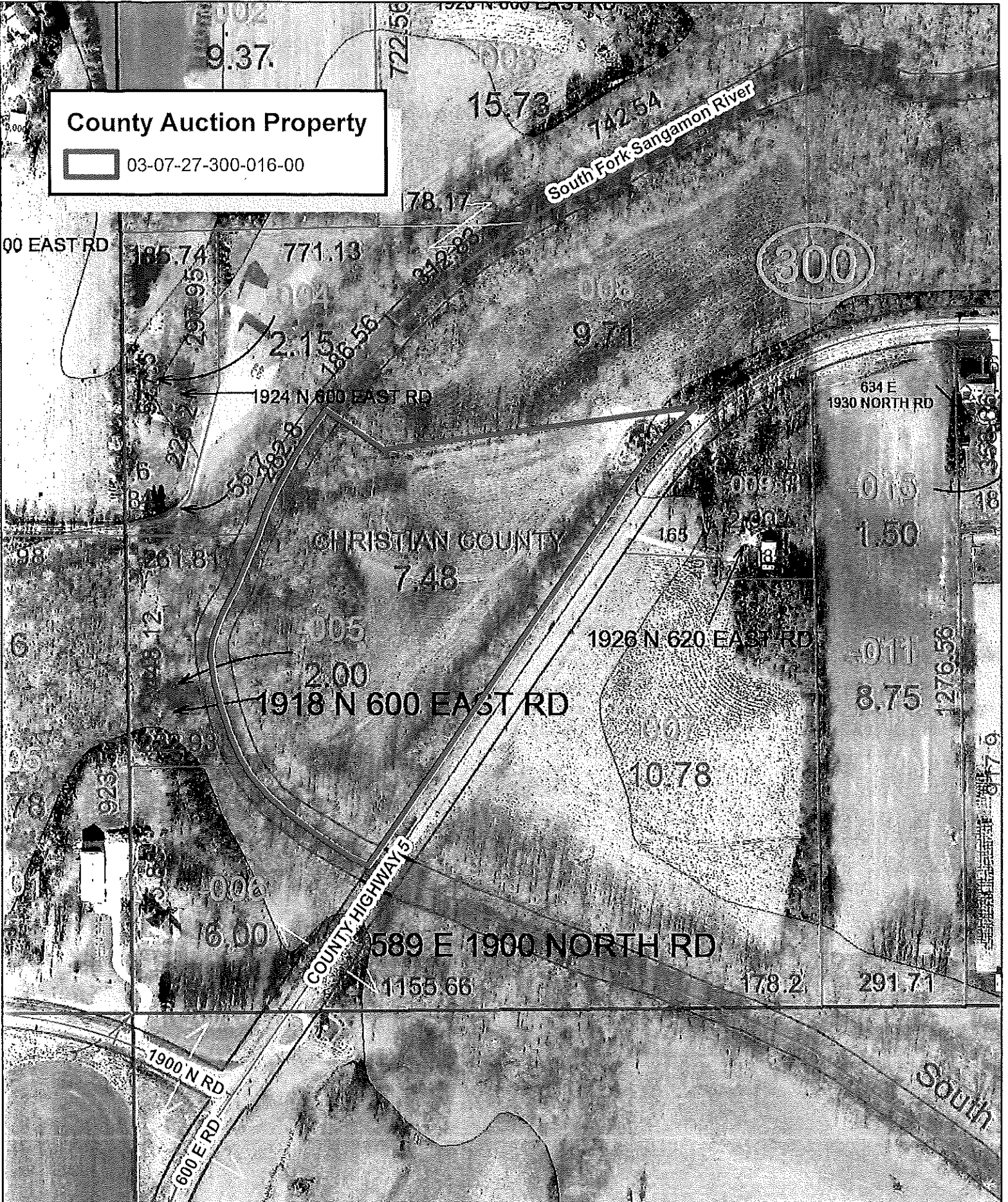
Total Area in Traverse line (614-18-1-C-F-D-I-E-F-I-G): H-I-H-I-I-T-J-K-I-K-I-2-3-I-I-I-2
Area = ± 8,3689 Acres
Area = ± 0.8936 Acres (Acquired by dedication-Deed)
Area for borrow pit (permanently)
= ± 7.4753 Acres (Acquired by Quit Claim on Oct. 14, 1946
Recorded Book 20, Page 240, Quit Claim
Deed Records, 10:15 A.M. - Oct. 17, 1946)

CURVE DATA:

P.I.	143.442
A	54° 08'
D	8° 30' 47"
R	674.22
T	344.5'
E	8292'
L	656.9'
P.C.	139.169
P.T.	139.773
S.E.	0.005'/ft.

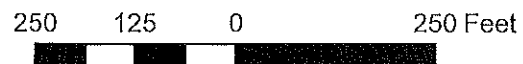
County Auction Property

03-07-27-300-016-00



Christian County
Supervisor of Assessments
101 S, Main St.
Taylorville, IL 62568

Parcel Number: 03-07-27-300-016-00



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 the West half of the Southwest Quarter of Section 27, Township 14 North, Range 3 West of the Third Principal Meridian in Christian County, Illinois.
- Part of PARCEL # 03-07-27-300-016-00. This parcel is 7.48 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 \$ _____ in cash or by certified cashier's check.
2. Possession to the land shall be given at closing. Closing shall occur on or before _____, 2021.
3. The Seller shall quitclaim all interest in the property to buyers with exception to and subject to all conveyances and easements of record.
4. A Title Insurance Policy shall be delivered from the Seller to the Buyers, or as Buyers may direct, in writing, to be delivered at time of closing, and will be subject only to those matters to which the title may be subject and as may be specifically agreed herein, in such form and together with such documentation as shall be required for recording said deed.
5. 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.
6. 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.
7. 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.
8. 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.
9. This property is sold "as is" without further warranty from the Seller.
10. THIS AGREEMENT made and entered into this ____ day of _____, 2021 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