

United Country Burke Auction & Realty

SEALED BID AUCTION — BIDDING PACKET

Tract 1	301 E. Tempco Ave., Robinson, IL
Tract 2	Approximately 8 acres, wooded
Sale Type	Sealed Bid Auction
Bid Deadline	Monday, September 14, 2026 — 4:00PM
Broker of Record	Bill Burke, Managing Broker/Auctioneer
Office	6451 E. 1050th Ave., Robinson, IL 62454
Property Viewing	By appointment only - contact office to schedule.

Property Description

Tract 1: 301 E. Tempco Ave., Robinson, IL | Parcel #05-4-34-011-008-000, 05-4-34-011-009-000, 05-4-34-011-011-000, 05-4-34-011-010-000, 05-4-34-011-007-001, 05-4-34-011-015-000, 05-4-34-011-016-000, 05-4-34-011-016-001

Tract 2: +/-8 acres, wooded | Parcel #05-4-34-011-077-000

Prospective bidders are strongly encouraged to personally inspect the property and conduct their own due diligence prior to submitting a bid. All acreage figures are approximate.

Terms & Conditions of Sale

- Tract 1 and Tract 2 are offered separately but are intended to sell together. Bids will not be combined, aggregated, or considered as a package; each tract will be awarded independently to its own highest qualifying bidder. If qualifying bids are received and confirmed on both tracts, both sales will proceed. If a qualifying bid is not received on one tract, or if seller does not confirm the sale of both tracts, seller reserves the right, but is not obligated, to proceed with the sale of the remaining tract alone, to reject all bids, or to withdraw either or both tracts from sale.
- Earnest money is 10% of the bid price and due within 24 hours of notification of successful bid and signed contract. Earnest money can be submitted via check or wire. Wire transfers will incur a \$20.00 wire transfer fee. Earnest money is held in non-refundable escrow.
- Closing shall occur as soon as necessary documents are prepared, or no later than 45 days following the approval of the sale by the Small Business Administration.
- Buyers are urged to make all financial arrangements prior to the sale. Buyer financing is not a contingency of this sale.
- All information provided by Seller and Broker is derived from sources deemed reliable but is not guaranteed. Buyers relying on such information are urged to independently inquire about the property on their own.
- By placing a bid on any item, the bidder is entering into a legally binding contract. Bids once submitted cannot be withdrawn or modified, except as provided in the event of a tie, as outlined below.
- Real estate sells "AS IS, WHERE IS," with no warranties expressed or implied. REAL ESTATE SELLS SUBJECT TO OWNER'S CONFIRMATION. Seller reserves the right to reject any and all bids.

- Closing costs are split between buyer and seller per standard Crawford County closing procedures.
- Property tax is prorated to the day of closing. Possession at closing.
- All items sell with reserve unless otherwise stated.

How to Submit a Sealed Bid

- Complete the Bid Form below in full, including bidder name, contact information, and bid amount.
- Bidders may bid on Tract 1, Tract 2, or both. Each tract will be awarded to its own highest bidder. Both tracts are intended to sell together; however, seller reserves the right, in seller's sole discretion, to accept a bid on only one tract if the other tract does not receive a qualifying bid or is not confirmed by seller. No combination or "package" bids will be accepted — bidders wishing to purchase both tracts must submit a qualifying independent bid on each.
- Sign and date the Bid Form, acknowledging acceptance of all Terms & Conditions listed above.
- Submit the completed Bid Form to United Country Burke Auction & Realty at 6451 E. 1050th Ave., Robinson, IL 62454, no later than the Bid Deadline of Monday, September 14, 2026 @ 4:00PM.
- All bids received will be reviewed and the sale is subject to seller confirmation. The successful bidder will be notified promptly following the bid deadline. In the event of a tie, the seller may request a follow-up bid from tied bidders.
- Late or incomplete bids will not be considered.

Sealed Bid Form

Bidder Name(s): _____

Mailing Address: _____

Phone: _____

Email: _____

Note: Tract 1 and Tract 2 sell independently but together. Enter a bid only for the tract(s) you wish to purchase; combined or package bids will not be accepted. Seller reserves the right to accept a bid on a single tract at seller's discretion.

Tract 1 Bid Amount: \$ _____

Tract 2 Bid Amount: \$ _____

The undersigned bidder acknowledges having read and understood the Terms & Conditions of Sale set forth in this bidding packet, and agrees that submission of this bid constitutes entry into a legally binding contract, subject to seller confirmation.

Bidder Signature: _____

Date: _____