



TERMS OF SALE
PUBLISHED RESERVE AUCTION OF POWER LINE TRUCK WASH
AND 5 ACRES OF GROUND
3433 GATLIN DRIVE, SPRINGFIELD, IL 62703
SALE: 11 AM MAY 20, 2009
AUCTION HELD AT NORTHFIELD INN

AUCTION INFORMATION CENTER

Ken Goessling, CCIM
(949) 313-1150 or (949) 313-0708, Fax (815) 301-9711
email: ken@amgre.com

AUCTION FORMAT: The auction shall be held on **May 20, 2009 at 11 AM at Northfield Inn**, Suites and Conference Center, 3280 Northfield Drive, Springfield IL 62702; **registration begins one hour before the sale.** This real estate offering is being conducted by Accelerated Marketing Group in cooperation with Michael Berland; licensed Illinois real estate broker. All bidding is open and public.

Parcel 1-3433 Gatlin Dr., Springfield, Ill. The Truckwash on approximately 5 acres. Bidders for the Truck Wash must present a cashier's check for \$100,000.00 payable to Prairie Land Title Company, Inc., and sign a Bidders Statement (Sample available in the Property Information Package) in order to receive a bidder's card.

Parcel 2-Adjoining 5 acre vacant land. Bidders for the FIVE acres of land must present a cashier's check for \$10,000.00 payable to Prairie Land Title Company, Inc., and sign a Bidders Statement.

The auction shall be conducted using two rounds of bidding under the following structure. Round One: Auctioneer will call for bids on Parcel 1. Once a high bidder is determined the auctioneer will hold the bid open and start the bidding for Parcel 2 until a high bidder is determined. Round Two: Once a high bidder is determined for both parcels the auctioneer will ask ALL bidders if there is anyone who would advance the bid over the COMBINATION of the high bid of Both Parcel 1 & 2. In the event either both Parcels are purchased individually or combined, which ever is greater, the Seller will execute the contract of sale as long as the bid price for both Parcels (Parcel 1 + Parcel 2) either equals or exceeds \$1,000,000.

DOCUMENTS AVAILABLE: Bidders should obtain a Property Information Package (PIP) available at a cost of \$20 plus mailing cost (if applicable). The package contains title commitment, plat map, appraisal, Phase I Environmental Reports, building and area information, tax status and other pertinent information. Contact the coordinator, Ken Goessling, CCIM to request a Property Information Package (for best results email your request to ken@amgre.com and include your

contact info), which will also be available for review and purchase during on-site inspections and at the auction.

OPEN HOUSES: On-site inspections will be held, on April 30, May 6, 13, 19, from 11:00 AM to 1:00 PM CST. Property Information Packages will be available for inspection and purchase. Call or email the coordinator, Ken Goessling, CCIM for additional information.

FINANCING: Financing is available from Marine Bank to a qualified buyer. Contact Mike Gillespie, 3120 Robbins Rd, Springfield IL 62704; (217) 726-0625 or email mgillespie@ibankmarine.com.

WINNING BID: In the event either both Parcels are purchased individually or combined, which ever is greater, the Seller will execute the contract of sale as long as the bid price for both Parcels (Parcel 1 + Parcel 2) either equals or exceeds \$1,000,000.

REALTOR®/BROKER PARTICIPATION INVITED: A one and one-half percent (1.5%) of the High Bid Price referral fee will be paid by the Seller from the Auctioneer's fee to the licensed real estate broker, whose prospect pays and closes on the property. To qualify for a referral fee, the real estate broker must:

- (a) Be a IL licensed real estate broker who will abide by the National Association of Realtors Code of Ethics;
- (b) Register the prospect before **May 13, 2009** (the registration deadline) by fax to (815) 301-9711 or certified mail return receipt requested, on your company stationery to Accelerated Marketing Group, 107 S. Meramec Ave., St. Louis, MO 63105: Attn: Ken Goessling, CCIM Have your client sign the letter of registration;
- (c) Ensure that the registration letter is received before any inspection of the property by the prospect;
- (d) Attend the auction with the prospect and bid with or for the prospect.

All registrations accepted by the Seller will be acknowledged; each acknowledged REALTOR® / Broker must bring their registration acknowledgment to an Inspection session and to the auction for registration verification purposes. A complete registration file on all prospects will be maintained. No REALTOR® / Broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives. Referral fees will be paid upon closing and receipt of commissions by



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Accelerated Marketing Group. No referral fees will be paid by the Seller if the REALTOR® / Broker or a member of his immediate family is participating in the purchase of the property or is an equity partner in the purchasing entity. An affidavit will be required certifying that the REALTOR® / Broker is serving only as a broker and not as a principal. There can be NO EXCEPTIONS to this procedure and no oral registrations will be accepted.

BUYER'S PREMIUM: A SEVEN (7%) Buyer's Premium will be added to the High Bid Price to determine the Total Purchase Price in the Purchase and Sales Contract.

THE SUCCESSFUL HIGH BIDDER will be required to surrender their initial deposit at the time of Sale in acceptable tender. Cashier's Check, Certified Check or Money Order is acceptable made payable to: Prairie Land Title Company, Inc., 3301 Constitution Dr., Springfield IL 62711, (217) 726-0617, Attn: Gale Call; gcall@prairielandtitle.com If the Initial Deposit Payment is less than 10% of the Total Purchase Price, then it MUST be increased to 10% of the Total Purchase Price by cashier's check, or wired funds, by 12:00 noon CST May 22, 2009. Note: additional earnest money due under the terms of the Real Estate Sales Contract will be accepted via personal check ONLY at the auction.

BACK-UP BIDDER: The next highest bid below the Successful High Bidder is considered a Back-Up Bidder and may be invited to sign the approved Real Estate Sales Contract in the amount of their Total Purchase Price immediately upon conclusion of the bidding and deposit their cashier's check made payable to: Prairie Land Title Company, Inc., 3301 Constitution Dr., Springfield IL 62711, (217) 726-0617, Attn: Gale Call; gcall@prairielandtitle.com. The Back-Up Bidder's Initial Down Payment will be held until 5:00 pm CST, May 20, 2009, at which time it will a) be returned to the Back-Up Bidder upon Seller's receipt of the Successful High Bidder's additional earnest money or b) become immediately non-refundable upon default of Successful High Bidder and Back-Up Bidder will be notified by escrow that the Seller has executed their approved Real Estate Sales Contract. If the Back-Up Bidder's Initial Down Payment is less than 10% of its Total Purchase Price, then it MUST be increased to 10% of its Total Purchase Price by cashier's check or wired funds within three business days of notification by escrow

CLOSING DATE: The sale shall close on or before **June 29, 2009**

CONDUCT OF THE AUCTION: **Announcements made at the podium at the time of the sale take precedence over all printed materials.** Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

The property is being sold on an "AS-IS, WHERE-IS" basis. A complete inspection of the property by you and your experts, prior to the auction, is invited. Buyer and/or any person receiving information regarding the property to be sold acknowledges and agrees that the property is being sold in an "AS IS" condition and neither Seller nor Broker makes any warranty or representation regarding the property, including any structure thereon or any matter relating to such property or any such structure and further acknowledges that no agent acting on behalf of Seller has been authorized to make any such warranty or representation.

Buyer and/or any person receiving information regarding the property to be sold further acknowledges that it has been given a full and complete opportunity to investigate the property, including the right and opportunity to obtain its own consultants to examine the property and any structure thereon and that Buyer and/or any person receiving information regarding the property to be sold is relying solely upon its own investigation and not upon any statement made by Seller or its agents or Auctioneer.

AGENCY DISCLOSURE: It is understood that Accelerated Marketing Group, LLC is working in cooperation with MICHAEL E. BERLAND, a Licensed Illinois Real Estate Broker #475112109, together known as "Broker". Broker is marketing and promoting this offering and is acting in the capacity of real estate Broker on behalf of the Seller and that Broker has been approved by Seller to conduct the sale. The Seller and Broker have executed a listing agreement, which provides for the payment of a commission to Broker upon the sale of the real property.

ENTIRE DOCUMENT: The information contained herein is subject to inspection and verification by all parties relying on it. The Seller or its agent assumes no liability for the information accuracy, errors or omissions. **ALL SQUARE FOOTAGE, DIMENSIONS, AND TAXES IN THIS BROCHURE ARE APPROXIMATE.** This listing may be withdrawn or modified without notice at any time.

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