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ONLINE AUCTION

L-2600030

1400 Park Avenue, Pekin, Illinois

Bidding starts | Tuesday, December 9, 2025 at 11:00 AM

Bidding closes | Tuesday, December 16, 2025 at 11:00 AM

To register and bid go to: www.FNCBid.com

PROPERTY SHOWING! Tuesday, December 2, 2025 | 2:00 - 4:00 PM

Highlights:

- Two-bedroom home with one-car detached garage
- Great location near park, hospital and high school

For additional information, please contact:

Matt Swanson, Broker

(217) 652-3403

MSwanson@FarmersNational.com



Property Information

Property Address:

1400 Park Avenue, Pekin, Illinois 61554

Legal Description:

Lot 14 in Parkside Addition to the City of Pekin,
Tazewell County, Illinois.

Real Estate Taxes:

04-10-02-234-001 \$2,399.32

Property Description:

The property is situated on a corner lot with Park Avenue on its north side and 14th Street on its west side. The home, built in 1912, offers two bedrooms, one bathroom, kitchen, dining room, and family room along with a partial basement and enclosed front porch. The laundry hookups and utilities are in the basement. The detached one-car garage, built in 1950, has access to 14th Street. An alleyway runs along the south side of the property. The property is selling "AS IS" with no guarantees or warranties expressed or implied.





Online Auction Terms

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 16, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of cashier's check or money order and be delivered to Hometown Title, Inc. within 48 hours after conclusion of the auction. All funds will be deposited and held by Hometown Title, Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Hometown Title, Inc. the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 16, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Hometown Title, Inc.

Sale Method: All bids are open for advancement starting Tuesday, December 9, 2025, at 11:00 AM until Tuesday, December 16, 2025, at 11:00 AM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Estate of Esther Joetta Stromatt

Online Bidding Procedure: This online auction begins on Tuesday, December 9, 2025, at 11:00 AM. Bidding closes on Tuesday, December 16, 2025, at 11:00 AM.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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