



20± Wooded Acres Mule Creek Corridor Online Auction

705 East Everett St., Marion, IL 62959

*Begins to End:
Tuesday, April 14, 2026 at 2:00 PM*

Offered at online auction, 20± wooded acres in the heart of Marion, IL — an opportunity to acquire natural ground inside city limits. Not every piece of ground is meant to be developed — and this one makes no secret of it. If you've been watching this ground and waiting for the right opportunity, it's here. Whether you're a neighboring landowner looking to expand your footprint, an organization seeking outdoor space in an established community, or a government entity or nonprofit with an eye toward green space, trails, or natural stormwater management, this parcel deserves a hard look. Mule Creek and a tributary wind through the property, the property has a tree canopy, and city utilities are already available to the site. The floodplain designation limits traditional development — and that's exactly what keeps this ground natural, quiet, and buffered from the surrounding city.

The majority of this parcel lies within FEMA-designated flood zones, including Zone AE and a mapped floodway corridor — buyers and their lenders should review current FEMA flood maps and consult with their insurance agent prior to purchase. An area of higher ground is located in the mid-west portion of the parcel. The property features woods, Mule Creek and a tributary, and road frontage on E. Everett Street. Additional access is available via S. Fair Street and E. Pickett Lane; note that these secondary access approaches are also within the floodplain. City utilities available to the site include electric, gas, water, and public sewer. Well-suited for recreational use, wildlife habitat, or long-term land investment. Seller will satisfy all outstanding tax obligations from sale proceeds at closing to convey clear title. Sold as-is. Buyers are encouraged to perform their own due diligence regarding flood zone classification, zoning, and permitted use.

Tax ID: 07-19-209-013

2024 Taxes: \$1,006.24

Zoning: R-2 (Multi-Family)

Year Built: N/A — Land Only

Lot Size: Approximately 20± Acres

General Info: Flood Zone (Partial) — Zone AE and Floodway

Property Features

- 20± wooded acres inside Marion city limits
- Mule Creek and a tributary traverse the property
- Road frontage on E. Everett Street
- Additional access via S. Fair Street and E. Pickett Lane (floodplain approaches)
- City utilities available to site: electric, gas, water, public sewer
- Area of higher ground in mid-west portion of parcel
- Majority of parcel in FEMA Zone AE / floodway — see flood maps

Seller: Estate of William Carlton, Jr.

This property is being offered in cooperation with Stephanie Lawrence, REALTY 618, LLC.

Abbreviated Real Estate Auction Terms: Successful bidder(s) will be required to enter into a written contract and deposit earnest money of 10% of the contract price. Balance due on or before May 26, 2026, contingent upon court approval. Deed and title insurance will be provided by the seller. Possession will be given on the date of closing. A ten percent (10%) buyer's premium will apply to the high bid to establish the contract price. This sale is subject to court approval. Make your financial arrangements prior to the auction. Potential buyers may make any inspections prior to auction. Public access to the Internet for online bidding is available at public libraries.

Why use Joe Ollis Real Estate & Auction, LLC? Our standards for conducting an auction are simply higher, and the marketplace has responded, allowing us to be the leader in getting properties sold and closed. For property owners who are serious about selling—who wish to maximize their returns while reducing the time, risk and frustration of trying to sell through a traditional approach—our customized individual owner services are a perfect fit. Joe Ollis Real Estate & Auction, LLC will customize and execute a results-oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. This results not only in full and current market value, but also preserves opportunities for the greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions of sale, and a known sale and closing date. Our experience is broad-based, allowing us to bring together the necessary resources for a successful sale of practically any type of real, as well as personal property. For more information, please go to www.ollisauction.com and allow us the privilege to add your name to our growing lists of satisfied clients.

www.ollisauction.com

400 New Hope Road, Buncombe, IL 62912

Office: 618-833-2227 or 618-996-2884 Toll Free: 800-272-9791

Email: ollis@ollisauction.com

Joe Ollis Auction Service, LLC IL. Lic # 444.000380

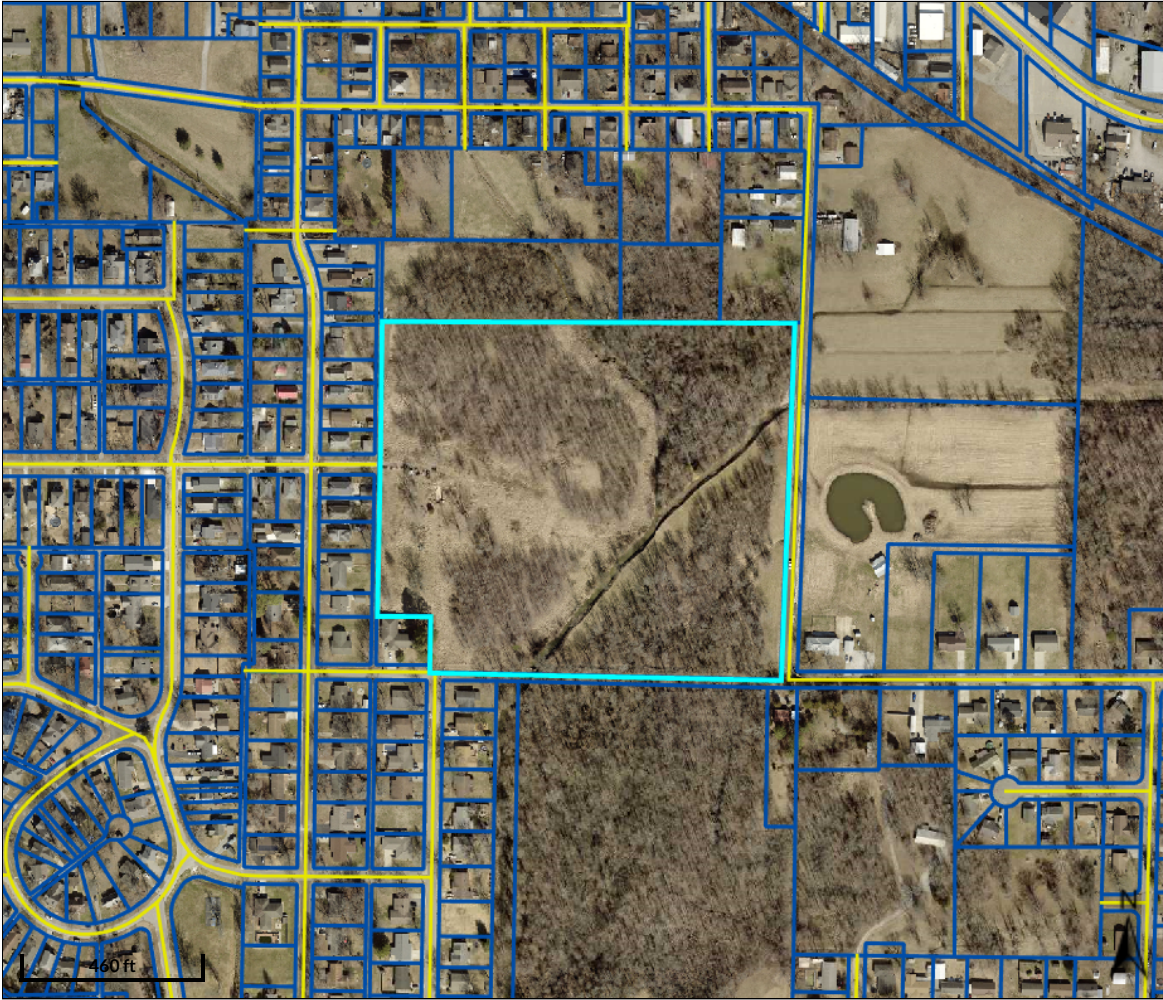
Information Herein Believed to Be Accurate but Not Warranted



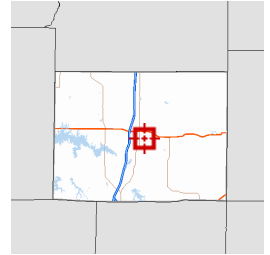


Beacon™

Williamson County, IL



Overview



Legend

-  Parcels
-  Roads
-  Lakes

Parcel ID	07-19-209-013	Alternate ID	n/a	Owner Address	CARLTON WM M
Sec/Twp/Rng	n/a	Class	0011 - Farm Improved		705 E EVERETT ST
Property Address	705 E EVERETT ST	Acreage	21.36		MARION IL 62959
	MARION IL 62959				
District	07996 - MARION, #530, #2, PK, TIF20				
Brief Tax Description	PT NW EX 3.64A ACROSS N SIDE EX 130 X 137				
	<i>(Note: Not to be used on legal documents)</i>				

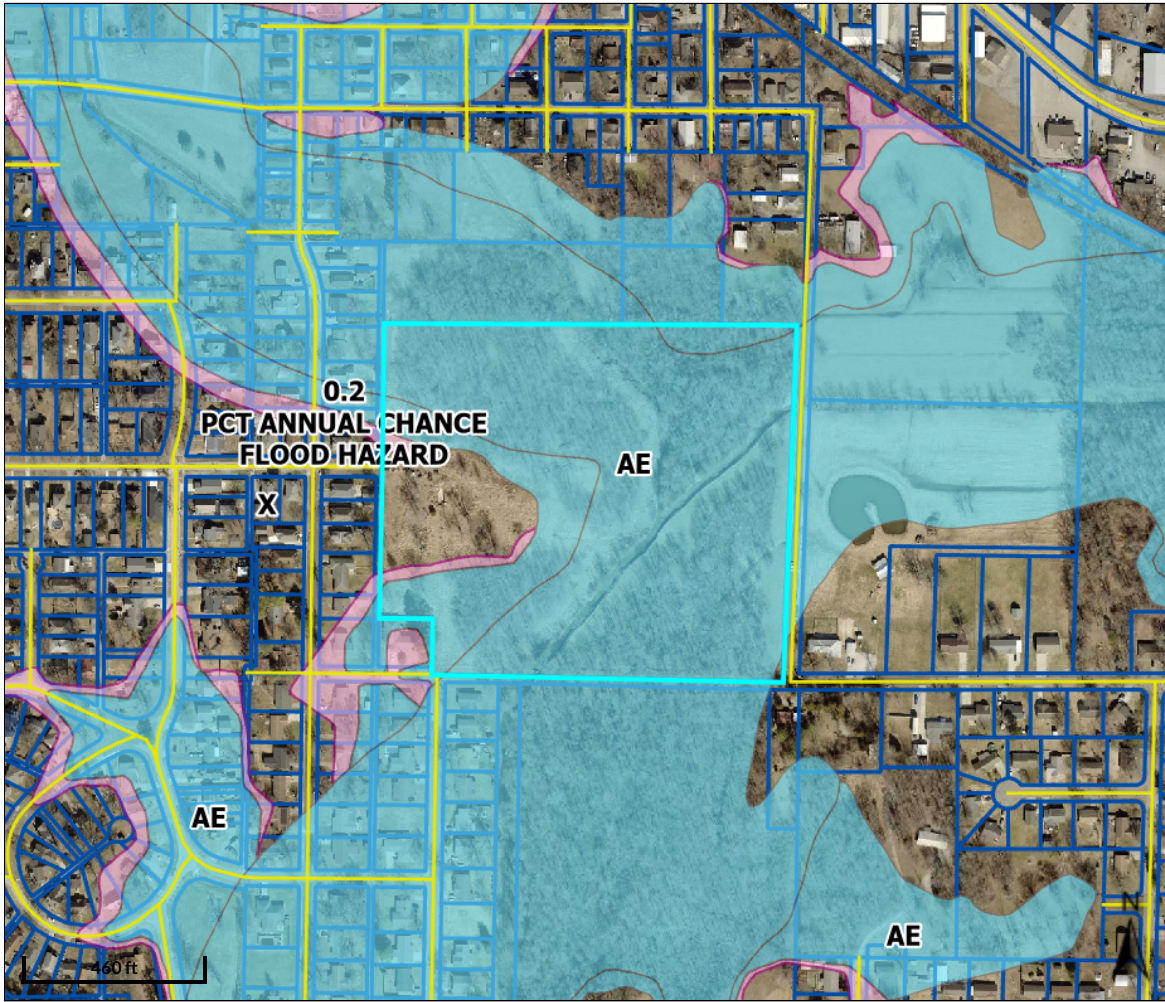
Date created: 3/17/2026
 Last Data Uploaded: 3/17/2026 3:04:14 AM

Developed by  SCHNEIDER
 GEOSPATIAL

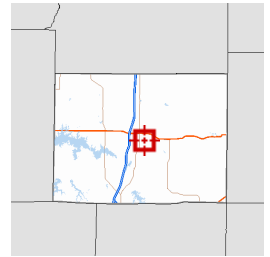


Beacon™

Williamson County, IL



Overview



Legend

- Parcels
- Roads
- Flood Hazard**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- Lakes

Parcel ID	07-19-209-013	Alternate ID	n/a	Owner Address	CARLTON WM M
Sec/Twp/Rng	n/a	Class	0011 - Farm Improved		705 E EVERETT ST
Property Address	705 E EVERETT ST	Acreage	21.36		MARION IL 62959
	MARION IL 62959				
District	07996 - MARION, #530, #2, PK, TIF20				
Brief Tax Description	PT NW EX 3.64A ACROSS N SIDE EX 130 X 137				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/17/2026
 Last Data Uploaded: 3/17/2026 3:04:14 AM

Developed by SCHNEIDER
 GEOSPATIAL

Property Information		
Parcel Number 07-19-209-013	Site Address 705 E EVERETT ST MARION, IL 62959	Owner Name & Address CARLTON, WM M 705 E EVERETT ST MARION, IL 62959
Tax Year 2024 (Payable 2025) ▼		
Sale Status SUBSQ	Neighborhood Code	Land Use
Property Class 0011 - Homesite-Dwelling	Tax Code 07996 - MARION, #530, #2, PK, TIF20	Tax Status Taxable
Net Taxable Value 14,145	Tax Rate 7.113720	Total Tax \$1,006.24 Pay Taxes
Township T9S R3E EAST MARION	Acres 21.3600	Mailing Address CARLTON, DIZ 705 E EVERETT MARION, IL 62959
Tract Number	Lot Size	TIF Base Value 14,865
Legal Description PT NW EX 3.64A ACROSS N SIDE EX 130 X 137		

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	7,155	0	6,990	0	0	14,145	No
Department of Revenue	6,580	0	6,990	0	0	13,570	No
Board of Review Equalized	6,580	0	6,990	0	0	13,570	No
Board of Review	6,580	0	6,990	0	0	13,570	No
S of A Equalized	6,580	0	6,990	0	0	13,570	No
Supervisor of Assessments	6,580	0	6,275	0	0	12,855	No
Township Assessor	6,580	0	6,275	0	0	12,855	No
Prior Year Equalized	6,580	0	6,275	0	0	12,855	No

Billing			
	1st Installment (Due 11/14/2025)	2nd Installment (Due 01/16/2026)	Totals
Tax Billed	\$503.12	\$503.12	\$1,006.24
Penalty Billed	\$22.64	\$0.00	\$22.64
Cost Billed	\$0.00	\$30.00	\$30.00
Fees/Liens/SSA Billed	\$0.00	\$0.00	\$0.00
Total Billed	\$525.76	\$533.12	\$1,058.88
Amount Paid	\$525.76	\$533.12	\$1,058.88
Total Unpaid	PARCEL TAXES SOLD	PARCEL TAXES SOLD	\$0.00

Payment History			
PARCEL TAXES SOLD (2022, 2023, 2024). CONTACT THE COUNTY CLERK'S OFFICE FOR MORE INFORMATION.			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$1,058.88	PARCEL TAXES SOLD	
2023	\$982.18	PARCEL TAXES SOLD	
2022	\$877.04	PARCEL TAXES SOLD	
2021	\$901.02	\$901.02	\$0.00
2020	\$883.48	\$883.48	\$0.00
<input type="button" value="Show 6 More (6)"/>			

Redemption							
Year	Certificate	Type	Date Sold	Sale Status	Status Date	Penalty Date	
2024	20220-1173	Subsequent Sale	1/29/2026	Open Sale		7/28/2026	
2023	20220-1173	Subsequent Sale	11/25/2024	Open Sale		7/28/2026	
2022	20220-1173	Tax Sale	1/25/2024	Open Sale		7/26/2026	
<input type="button" value="Show 8 More (8)"/>							

No Exemptions

Farmland		
Land Type	Acres	EAV
CROPLAND	14.3600	6,546
HOMESITE	1.0000	0
OTHER FARMLAND	6.0000	446
Totals	21.3600	6,992

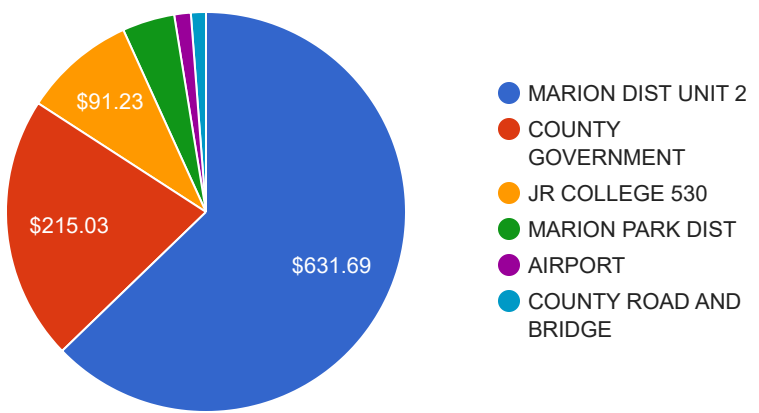
Toggle Farmland Details ▾

No Genealogy Information

No Sales History Information

Taxing Bodies

District	Tax Rate	Extension
MARION DIST UNIT 2	4.465830	\$631.69
COUNTY GOVERNMENT	1.520100	\$215.03
JR COLLEGE 530	0.644950	\$91.23
MARION PARK DIST	0.301150	\$42.60
AIRPORT	0.095190	\$13.46
COUNTY ROAD AND BRIDGE	0.086480	\$12.23
CITY OF MARION	0.000020	\$0.00
MARION RES TIF DIST 1	0.000000	\$0.00
TOTAL	7.113720	\$1,006.24



Joe Ollis Real Estate & Auction, LLC
Bidding Procedures & Auction Terms and Conditions
705 East Everett Street, Marion, IL 62959
Seller: *Estate of William Carlton, Jr.*

Property and Basic Information

1. The Real Estate consists of:
 - 705 East Everett Street, Marion, IL 62959
 - County Parcel Number: 07-19-209-013
 - Williamson County
 - There are no leases or rents.
2. This property is being sold on an "AS IS", "WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Auction Company. Buyers may conduct inspections by contacting Joe Ollis Real Estate & Auction, LLC at 618-833-2227 or 800-272-9791 to schedule an appointment.
3. While you may obtain financing for your purchase, this auction is not contingent on financing, appraisal, survey, or inspections of any kind. If you do not have your finances in order, we ask that you Don't Bid!
4. Sale of said property is subject to: any and all easements of record, state and federal regulations, restrictions as to use or improvements of premises, utility, roadway, railway, and gas line easements, all state and local zoning ordinances, and any other limitations, if any.
5. **This sale is subject to court approval.** The winning bid shall not constitute a binding contract until approved by the appropriate court of jurisdiction. Court approval is handled by the estate's attorney. In the event court approval is not obtained, all earnest money will be returned in full to the winning bidder with no further obligation of either party.

Registration and Representation

6. This real estate auction is conducted online only. All bidding is open and public. You or your authorized representative must be registered online to bid. If you need assistance placing an online bid or prefer to submit a bid in person, please call our office for assistance at 618-833-2227 or 800-272-9791.
7. Registration requires a credit card for validation, though this is not a recognized form of payment for the earnest money (deposit) or purchase price. By registering, all bidders acknowledge having read and agree to be bound by these Auction Terms and Conditions. Joe Ollis Real Estate & Auction, LLC reserves the right to remove or cancel the bids and bidding rights of any party at any time deemed not to be in the best interest of the seller(s).
8. Joe Ollis Real Estate & Auction, LLC and their representatives are Exclusive Agents of the Seller(s). We do not represent the buyer(s) in any manner. All negotiations must be conducted through Joe Ollis Real Estate & Auction, LLC.

Bidding Procedures

10. **Maximum Bidding Option:** When placing a bid, you may set a maximum bid amount. The system will bid in specified increments up to your maximum, never exceeding it, and only increasing when raised by competing bids. This is particularly useful if you cannot bid actively at closing time.
11. **Dynamic Closing "Soft Close":** The closing time automatically extends two minutes when a bid is placed within the final two minutes. Bidding stops extending only when no bids have been placed for two minutes.
12. **Joe Ollis Real Estate & Auction, LLC** controls the amount of the bids for the sake of speed and clarity using predetermined bid amounts.
13. **Outbid Notifications:** If you choose this option during registration, you will receive email notifications when you are outbid. Please note that if you are outbid near the end of the auction, you may not receive the notification until after the auction has closed. You can check your current bid status at any time during the auction. If the system shows you are outbid, you are outbid. If you need to verify your bid status, contact ollis@ollisauction.com or call 1-800-272-9791 before the auction closes.
14. **Technical Issues:** In the event of technical difficulties, Joe Ollis Real Estate & Auction, LLC reserves the right to extend, continue, or close bidding. Neither the software provider nor Joe Ollis Real Estate & Auction, LLC shall be held responsible for software malfunctions. Use the "Max Bid" feature to minimize technical issues.
15. **Bidding Errors:** Carefully review each bid before submitting. Bids must be in whole numbers only. If you make an error, contact the Auctioneer immediately at ollis@ollisauction.com or call 618-833-2227 or 618-521-0525. If you do not you are still liable for your bid.
16. **Bidder's Duty to Report Fraud:** You are responsible for all bids from your account. For suspected unauthorized access:
 - Immediately notify the Auctioneer at ollis@ollisauction.com
 - Immediately report to law enforcement
 - Provide police report copy to Auctioneer

Failure to report promptly makes you responsible for all purchases made using your account.

Contract Terms

17. At the conclusion of the auction, the Winning Bidder will receive an email with documents to sign. The Auctioneer or representative will contact the Winning Bidder the day of the auction to address any questions. The contract signing and earnest money deposit must be completed by 4 pm CST on the day following the auction.
18. **ALL CASH** means only U.S. dollars and cents will be accepted — no other forms of payment such as vehicles, farm animals, or other items will be considered.
19. A buyer's premium of ten percent (10%) of the high bid shall be added to the high bid to establish the contract price. Please remember to consider this buyer's premium when placing or determining your bids.
20. Earnest money requirement is 10% of the contract price. The non-refundable earnest money is due by 4 pm CST the day following the auction. Payment options:
 - Check (payable to Joe Ollis Real Estate & Auction, LLC)

- Cash
- Credit card (5% fee applies)
- Wire transfer (buyer pays transaction fees)

The earnest money becomes part payment of the property at closing. In the event court approval is not obtained, earnest money will be returned in full.

21.A Winning Bidder whose documents and deposit are not received within this timeframe:

- Will be subject to liquidated damages equal to the earnest money plus any costs to obtain the earnest money
- Will not be allowed to bid in future Joe Ollis Real Estate & Auction, LLC events

Title and Closing

22.Title Insurance and Deed:

- Seller shall provide Owner's Policy of Title Insurance through JSL Title, Inc.
- Seller shall execute an appropriate deed conveying the real estate to the buyer(s), subject to court approval
- Seller pays for deed preparation
- Buyer(s) pays for their own title search, insurance charges, and usual conveyance expenses
- Buyer(s) pays for recording fees and tax stamps that attach to the deed
- The closing fee of the title company shall be split 50/50 between seller and buyer

23.Real Estate Taxes: Seller will give credit at closing for prorated taxes based on the latest courthouse records. Seller to cover any outstanding back taxes, if applicable.

24.The sale will be closed on or before May 26, 2026, contingent upon court approval. Time is of the essence. If closing has not occurred by the closing date, Joe Ollis Real Estate & Auction LLC, through its Agents or Attorney, may give the buyer five (5) day notice to close this sale. The closing date may be extended if mutually agreed upon in writing by both Seller and Buyer. Any personal property remaining after closing becomes buyer's property and responsibility.

Legal Considerations

25.The Auction Company has posted all relevant documents (Contracts, tax bills, photos, etc.). Information was obtained from sources believed accurate but requires verification. Aerial Photos and Drawings are for illustration only unless specified as surveyed boundaries. All bidders must:

- Conduct their own due diligence
- Complete any professional reviews of the auction and information PRIOR to bidding
- Review any updates prior to bidding

26.As exclusive Seller's agents, the Auctioneer must present all offers. Properties are subject to pre-auction sales meeting all terms. Pre-auction offers must include:

- The Contract for Sale of Real Estate

- Required deposit

The Seller may accept or reject any offer at their sole & absolute discretion. Any pre-auction sale is also subject to court approval by the estate's attorney.

27. Both parties shall indemnify and hold harmless Joe Ollis Real Estate & Auction, LLC from costs, losses, liabilities, or expenses, including attorney fees, resulting from failure to fulfill obligations. Disputes will be arbitrated in Williamson County, IL or tried in Williamson County courts, at the discretion of Seller and Joe Ollis Real Estate & Auction, LLC.
28. If any provision of these Terms and Conditions is held to be invalid, void, or unenforceable for any reason, the remaining provisions shall continue in full force and effect and shall in no way be affected, impaired, or invalidated.
29. Failure to enforce any term does not waive future enforcement rights. These Terms and Conditions are governed by Illinois law.



400 New Hope Rd
Buncombe, IL 62912



www.ollisauction.com



1- 800-272-9791
618-833-2227 or 618-996-2884

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT OF SALE made this 14th day of April 2026, by and between

Jason E. Carlton, Independent Administrator of the Estate of William Carlton, Jr. hereinafter called the Seller.

_____ hereinafter called the Buyer.

WITNESSED: That the seller in consideration of the sum of 10% of this contract price DOLLARS as earnest money and in part payment of the purchase price has this day sold and does hereby agree to convey by a good and marketable title by a(n) appropriate deed to said buyer, or to such person as he/she may in writing direct, the following described real estate in Williamson County.

LEGAL DESCRIPTION TO FOLLOW ON DEED.

COUNTY PARCEL NUMBER(S) 07-19-209-013

COMMONLY KNOWN AS 705 EAST EVERETT STREET, MARION, IL 62959

CONSIDERATION: Buyer agrees to purchase said real estate and to pay therefore the sum of TBD Dollars, upon the following terms: \$ ALL cash.

The Closing Fee of the attorney or agent who acts as the closing agent shall be split 50/50 between seller and buyer. Any personal property left on the real estate will become the property and responsibility of the new buyer.

TRUTH IN LENDING: Seller will provide compliance with Truth in Lending Law where applicable.

TITLE INSURANCE: The seller or his agent, at seller's expense, agrees to make application to JSL Title, Inc. for Title Insurance on the above property and if, after examination by the Company the title is found insurable the buyer agrees to accept a Title Policy issued by said Company in its usual form and to comply with this contract and it is agreed that such report shall be conclusive evidence of good title subject to the exceptions therein stated, otherwise that the earnest money is to be refunded.

Should the buyer default in the performance of this contract on his/her part at the time and in the manner specified then at seller's option the earnest money shall be forfeited as liquidated damages. But such forfeiture shall not prevent suit for the specific performance of this contract.

NOTICE TO CLOSE: Joe Ollis Real Estate & Auction LLC, through its Agents or Attorney, may give five (5) days notice to close out this sale to the buyers at his/her last known address and failure to close within the aforesaid time will result in a forfeiture of the earnest money from which the Auctioneer will take one-half (1/2) and Seller will take on-half (1/2).

In the event of default in the terms of this contract for any reason on the part of the seller and in the event it becomes necessary, due to any fault of the seller, that the earnest money hereinabove shown must be returned to the buyer, then the seller shall be liable to Joe Ollis Real Estate & Auction, LLC for the Full commission set out in this contract.

Seller to bear risk of hazard and loss to date of deed.

Buyer has inspected the property and has agreed to purchase same in as is condition as a result of such inspection and not as a result of representations made by the auctioneer or any representative of Auction Company.

This conveyance to be subject to existing Building Restrictions, Zoning Ordinances and/or recorded Easements.

The word "seller" and "buyer" when used in this contract shall be construed as plural whenever the number of parties to this contract so requires.

The sale will be closed on or before May 26, 2026.

ADJUSTMENTS TO BE MADE AT TIME OF CLOSING:

1. Seller escrow Deposit to be disbursed to the closing agent.
2. Taxes for Current year to be prorated based on latest record from courthouse. Back taxes, if any, paid by seller.
3. Sellers Fire or Liability Insurance to be Cancelled.
4. Existing Leases or Rents None

Possession to be given Date of Closing.

COMMISSION: To be paid by the Seller as set forth in Real Estate Auction Listing Agreement.

Both seller and buyer have read this contract and agree to the terms and conditions stated herein.

PURCHASER

SELLER

PURCHASER

SELLER

PURCHASER

SELLER

Deed property to: _____