



CAPITAL  
AGRICULTURAL  
PROPERTY  
SERVICES

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# Auctions

*CAPS offers Live Online Auction Services in partner with Proxibid*

*CAPS provides complete auction services through our on-staff, Illinois-licensed auctioneer, Timothy A. Harris.*

*CAPS has advanced its auctions to include online auction bidding. This allows for a safe and easy way of bidding on farm property.*

*CAPS' auctions are tailored to meet the needs of the client. A few of the most popular auction methods available include:*

## Single Parcel

The Single Parcel method is typically used for land that is not easily divided due to location or other physical characteristics.

## Multi Parcel

Auctions using the Multi Parcel method permit properties to be divided into smaller tracts, allowing more buyers to participate in the sale, and still give the seller a specific date for the sale of all tracts to occur. All bidders have an equal opportunity to bid on any combination of parcels, allowing for more competition which can be advantageous for the seller.

## Buyer's Choice & Privilege

With the Buyer's Choice and Privilege method, the property is divided into two or more tracts, and the bids are made on a per acre basis. The winning bidder can take one or all tracts at the winning price per acre. Tracts not taken by the winning bidder are offered with another round of bidding.

## Advantages of Real Estate Auctions

Fair market value is achieved in a competitive, fair, open and transparent atmosphere

Quick and effective

Auctions accelerate marketing time, insure prompt closure and reduce seller's carrying cost

Competitive bidding between buyers

Seller dictates terms and conditions, selling and closing date

Auction does not allow buyer to place property in a holding pattern with contingencies

Property sells on seller's schedule

Creates a sense of urgency and brings interested parties to a point of decision