

LAND AUCTION

5 Farms
673±
Acres
7 Tracts

Productive Farmland in Ford, Iroquois & Vermilion Counties, Illinois

Monday, November 17th • 10am

AUCTION LOCATION: THE LINDEN BANQUET CENTER, 224 W. Wheat Ave., Rantoul, IL 61866. From the intersection of Hwy 45 and Wheat Ave. (1.5 miles south of downtown Rantoul) travel east on Wheat Ave .2 mile to the Banquet Center on the South Side of the Road.

INSPECTION LOCATION: PAXTON AMERICAN LEGION POST 150, 763 E. Pells St., Paxton, IL 60957. From the intersection of I-57 and IL-9 (exit 261) on the west side of Paxton, IL, travel east on IL-9 through the town of Paxton 1.8 miles to the Legion Post on the north side of the road. On the east side of town IL-9 runs with Pells Street.

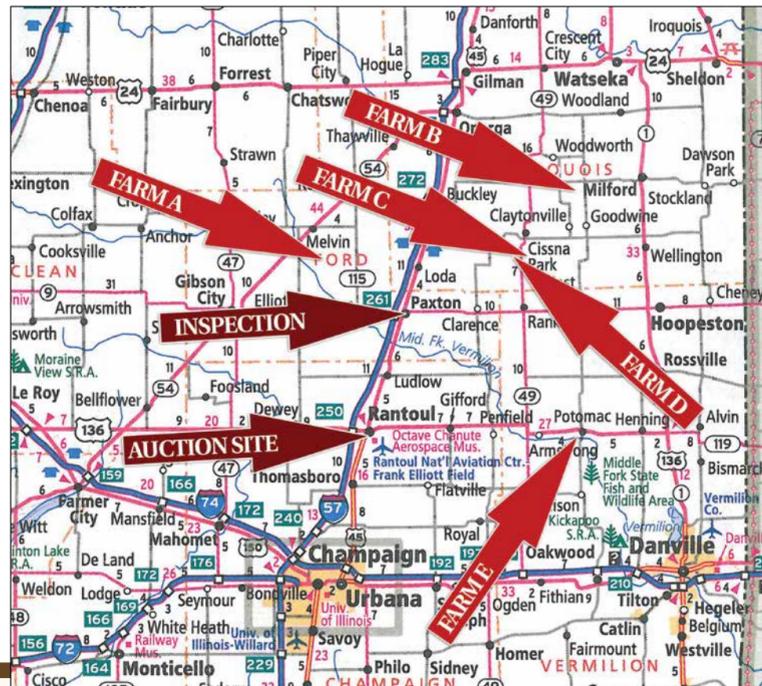
FARM LOCATIONS:

Farm A: From intersection of State Road 9 & State Road 115 just west of Paxton, IL go north on State Road 115 for 3.9 miles to Co Rd 800 N then turn west (left) and go 2.3 miles to property.
Farm B: From intersection of St Rd 1 and Jones Street in Milford, IL go west on Jones Street which turns into Co Rd 9 then into Co Rd 1000 N for 4 miles then turn south (left) on to Co Rd N 1900 East and go ½ mile to Farm on right side of road.
Farm C: From downtown Cissna Park, IL travel south on State Road 49 for 1 ½ miles to Co Rd 400 N turn east (left) on Co Rd 400 N go 0.7 miles to property on left side.
Farm D: From downtown Cissna Park, IL travel south on State Road 49 for approximately 3 miles to Co Rd 300 N (Iroquois County 10) turn west (right) and go 0.7 miles to farm on right side.
Farm E: From intersection of US Hwy 136 and Potomac Collision Road in Potomac, IL, go south on Potomac Collision Road for 1.4 miles to Co Rd 2900 N turn west (right) on Co Rd 2900 N go 0.4 miles to property on right side.



ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register by November 10th to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



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- 650± Acres Tillable Land
- Investment Quality Tillable Parcels
- Excellent Income Potential!

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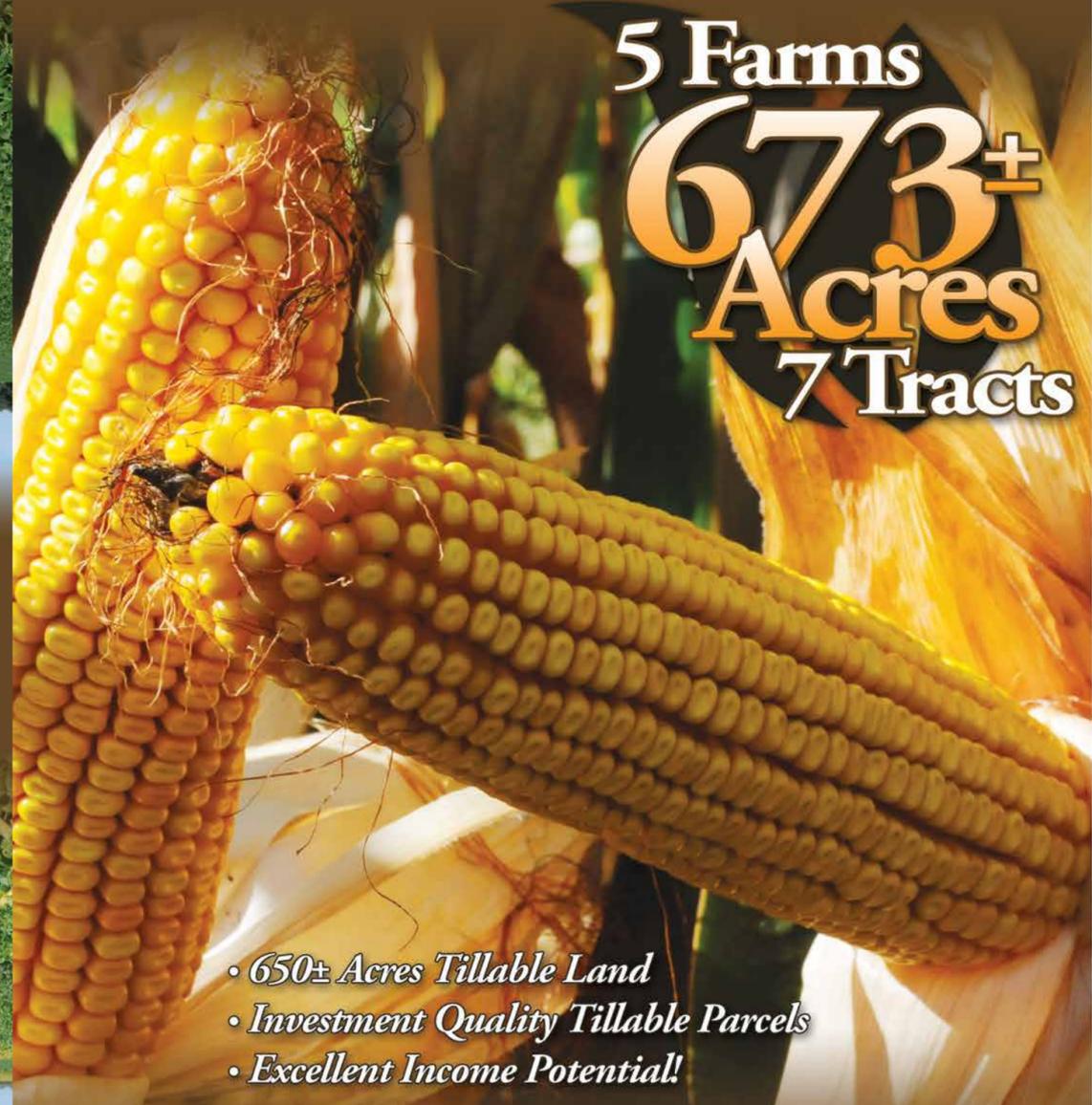
Ford, Iroquois & Vermilion Counties

PRODUCTIVE ILLINOIS FARMLAND

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Held at the Linden Banquet Center - Rantoul, IL

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ILLINOIS FARMLAND

Ford, Iroquois & Vermilion Counties



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

800.451.2709
SchraderAuction.com

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LAND AUCTION

AUCTION TERMS AND CONDITIONS:

PROCEDURES: The property will be offered in 7 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment to review prior to auction. Seller agrees to furnish Buyer's, at Seller's expense, an updated Owner's Policy of Title Insurance prior to Closing.
DEED: Seller shall provide a Warranty Deed.
CLOSING: Closing will take place on or before Monday, December 29th, 2014.
POSSESSION: Possession will be delivered at closing subject to the farm tenant's rights through 2/28/2015, including the right to remove the 2014 crop.
REAL ESTATE TAXES: Seller to pay real estate taxes for 2014 due 2015. Buyer to pay 2015 taxes due 2016 and all taxes thereafter.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new survey will be provided where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller

will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acres.
FSA INFORMATION: See Agent.
EASEMENTS: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller, if any.
AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the

seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER



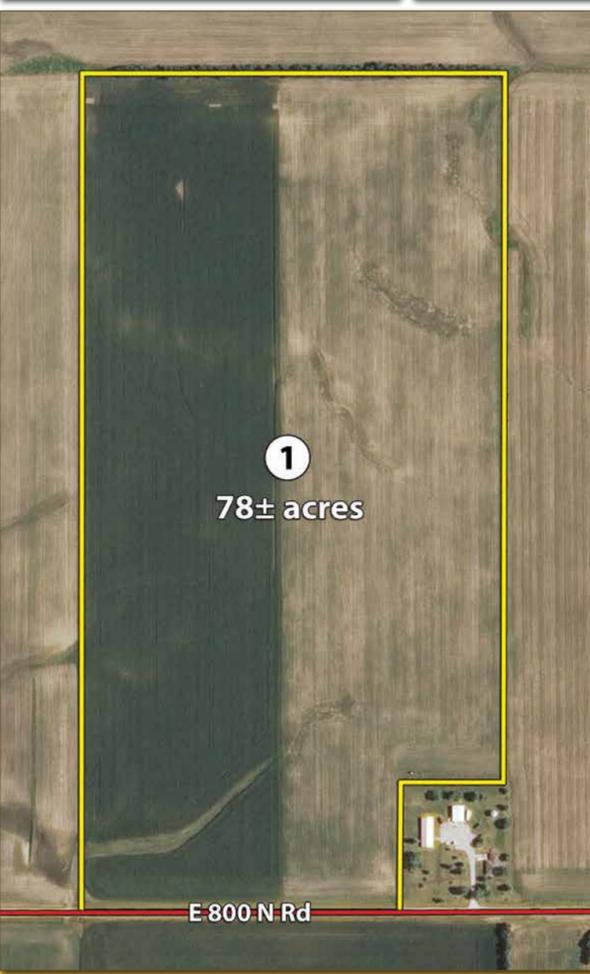
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7 TRACTS RANGING FROM 65± - 203± ACRES



FARM #A - FORD COUNTY, IL
GPS Coordinates: 40°30'58.11"N, 88°13'13.85"W
TRACT 1: 78± acres all tillable with road frontage on CR 800 N. Primarily Rutland and Elliott soils.



FARM #B - IROQUOIS COUNTY, IL
GPS Coordinates: 40°37'5.19"N, 87°46'4.49"W
TRACT 2: 90± acres mostly tillable with road frontage on CR 1850 E. and CR 1900 E. Primarily Swygart and Bryce soils.
TRACT 3: 65± acres mostly tillable with road frontage on 3 sides. Primarily Swygart and Bryce soils.



FARM #C - IROQUOIS COUNTY, IL
GPS Coordinates: 40°32'39.19"N, 87°52'38.73"W
TRACT 4: 94± acres mostly tillable with road frontage on CR 1300 E. Primarily Bryce and Martinton soils.
TRACT 5: 75± acres mostly tillable with road frontage on CR 400 N. There is an open ditch along the east end. Primarily Bryce and Martinton soils.



INSPECTION DATE:
Wednesday, October 29 • 3-5pm CST
Meet a Schrader Representative at the Paxton American Legion to review information about the farms.

AUCTION MANAGER:
Kevin Jordan

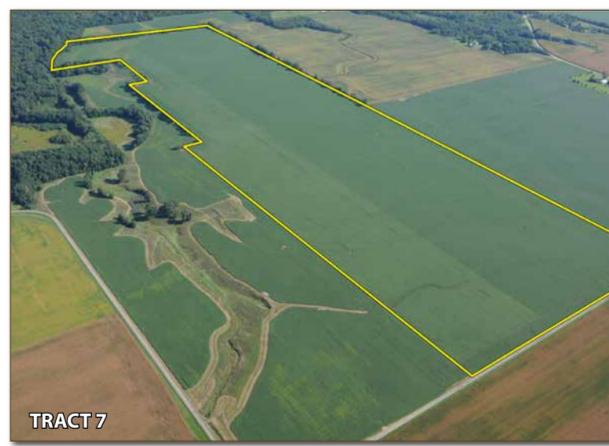
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FARM #D - IROQUOIS COUNTY, IL
GPS Coordinates: 40°31'44.84"N, 87°55'3.48"W
TRACT 6: 68± acres with approximately 56 acres tillable (FSA), and border of an open ditch. Road frontage on CR 300 N. Primarily Bryce and Rutland soils.



FARM #E - VERMILION COUNTY, IL
GPS Coordinates: 40°17'7.28"N, 87°49'5.93"W
TRACT 7: 203± acres with 196± acres tillable and frontage on CR 2900 N. Primarily Elliot, Ashkum, and Blount soils.



Contact Auction Company for a detailed information booklet including FSA Summaries, Soil Maps, Assessments, Tax Info. and other information.