

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 91± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed, sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing or immediate possession for farming activities with an additional 10% down payment.

REAL ESTATE TAXES: Seller shall pay all 2016 real estate taxes due and payable in 2017. Buyer shall assume any taxes thereafter. Buyer shall pay drainage assessments and/or other special assessments, if any, that are last payable without a penalty after the date of closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, existing survey, county GIS, and/or aerial mapping.

CONSERVATION RESERVE PROGRAM: Buyer(s) shall assume the existing Conservation Reserve Program (CRP) contract(s) obligations and shall timely sign all documents required by the FSA office in connection therewith. Any penalty, repayment and/or owner-ineligibility after closing shall be the responsibility of the Buyer. All allocations of the annual contract payments shall be prorated by the FSA office in accordance with its usual practices.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

ZONING: The property is zoned A1. Auction Company has been informed that if the property is sold in two tracts, it will not meet the minimum acreage requirement of 75 acres to build a residence in an A1 zone. Therefore, if the property is sold in two tracts and a buyer wishes to build a residence, the property would need to be rezoned. This property is being offered for agricultural purposes and the sale is NOT contingent upon rezoning or any other local governmental approvals that may be required for construction.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any and all existing easements.

AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

IROQUOIS COUNTY, IL • 4-1/2± miles northeast of Donovan

91± Acres

• PRODUCTIVE SOILS • MOSTLY TILLABLE
• 9.4 ACRES IN CRP ALONG DRAINAGE DITCH
• HUNTING OPPORTUNITIES
• IMMEDIATE POSSESSION AVAILABLE

SCHRADER
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MARCH 2017						
Sat	Fri	Thu	Wed	Tue	Mon	Sun
4	3	2	1			
11	10	9	8	7	6	5
18	17	16	15	14	13	12
25	24	23	22	21	20	19
	31	30	29	28	27	26

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www.SchraderAuction.com

IROQUOIS COUNTY, IL

4-1/2± MILES
NORTHEAST
OF DONOVAN

91± Acres

OFFERED IN 2 TRACTS: 27± & 64± ACRES

- Productive Soils
- Mostly Tillable
- 9.4 Acres in CRP along drainage ditch
- Hunting Opportunities
- Immediate Possession Available



ONLINE BIDDING
AVAILABLE

LAND
AUCTION
SCHRADER
Real Estate and Auction Company, Inc.

Thursday, March 23 • 5:00 PM
CENTRAL TIME

Held at the St. Mary's Catholic Church Parish Hall, Beaverville, IL



AUCTION LOCATION:

St. Mary's Catholic Church Parish Hall – 306 St. Charles St., Beaverville, IL 60912. St. Charles is the main north-south street in Beaverville.



PROPERTY LOCATION:

From Donovan on U.S. 52 near the center of town, go east on North St. (Donovan Jr./Sr. High School is on North St.) which turns into 2550 N. for approximately 2 miles to 2900 E. Turn north (left) onto 2900 E. and travel approximately 2 3/4 miles to the property on the east side of the road (County Highway 19 at the property).

TRACT INFORMATION:

TRACT 1: 27± acres: Productive soils (substantial amount of Selma loam & Andres silt loam) with 26.39 acres of cropland per FSA. 3.41 acres of the cropland is in CRP. Payment for CRP acreage is \$233.46/acre and the contract expires 9/30/2022. There is 175' ± of frontage on County Highway 19. The ditch on the south and east side of the property provides an outlet for drainage.

TRACT 2: 64± acres: Productive soils with 62.21 acres of cropland per FSA. 6.01 acres of cropland is in CRP. Payment for CRP acreage is \$233.46/acre and the contract expires 9/30/2022. The ditch bordering this property also provides an outlet for drainage. Consider the hunting opportunities of this tract given the CRP along with the heavily wooded fence-rows on the northeast part of this tract. This tract also has frontage on County Highway 19.

REAL ESTATE TAXES: 2015 payable 2016: TR 1 & 2 (1 Tax ID #): \$1,465.68 (Includes Drainage Assessments of \$118.06). Please note that County Tax Parcel Number 13-11-300-006 shows 90.81 acres and an existing survey shows 90.81 +/- acres as well.

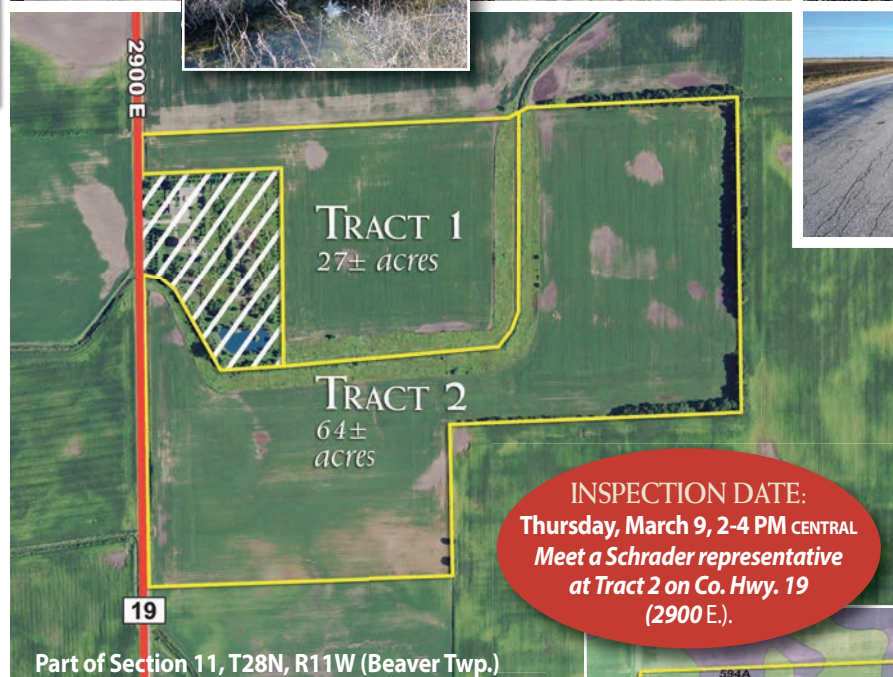
OWNER: Markland Family Limited Partnership



Auction Manager: Matt Wiseman
219-689-4373 Cell; 866-419-7223 Office

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ONLINE BIDDING AVAILABLE — You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.



FSA INFORMATION

Farm #9268 - Tract #3380
Farmland 93.95 Acres
DCP Cropland 88.6 Acres
Effective DCP Cropland: 79.18 Ac.
CRP Cropland: 9.42 Acres
(9.4 acres per contract)
Annual CRP Payment: \$2,195.00
Contract expires 9/30/2022

Crop	Base	PLC Yield
Corn	68 acres	113
Soybean	8.9 acres	41

Contact auction manager for FSA aerial or additional FSA information

Contact auction manager for yield history information

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa of me e hay, T/A	Grass-legu me e hay, T/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	42.61	47.0%		FAV	176	57	70	90	0.00	6.38	129
49A	Watseka loamy fine sand, 0 to 2 percent slopes	20.77	22.9%		FAV	122	41	51	61	0.00	4.39	93
293A	Andres silt loam, 0 to 2 percent slopes	17.66	19.5%		FAV	184	58	71	97	0.00	5.39	135
**443B	Barrington silt loam, 2 to 4 percent slopes	4.90	5.4%		FAV	**174	**56	**68	**93	**5.84	0.00	**129
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	2.69	3.0%		FAV	**118	**41	**50	**57	0.00	**3.97	**91
**294B	Symerton silt loam, 2 to 5 percent slopes	1.21	1.3%		FAV	**177	**55	**68	**91	**6.21	0.00	**130
**440B	Jasper loam, 2 to 5 percent slopes	0.62	0.7%		FAV	**173	**56	**70	**93	**5.71	0.00	**129
319A	Aurelius muck, 0 to 2 percent slopes	0.25	0.3%		FAV	123	45	0	0	0.00	0.00	97
Weighted Average						163.2	63.1	64.9	83.7	0.44	5.17	120.7

