

240[±]
Acres

Offered in 3 Tracts



Marion County, IL

real estate

Auction

**Tuesday
June 18**

**INFORMATION
BOOKLET**

Instant Soils



ONLINE BIDDING AVAILABLE



Auction held at the Marion County Illinois
Fairgrounds Exhibit Bldg.

800-451-2709 • SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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OWNER: Mastis Trust and La Grotta Trust

Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 18, 2019
240 ACRES – SALEM, ILLINOIS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, June 11, 2019.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
240± Acres • Salem, Illinois
Tuesday, June 18, 2019

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, June 18, 2019 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, June 11, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

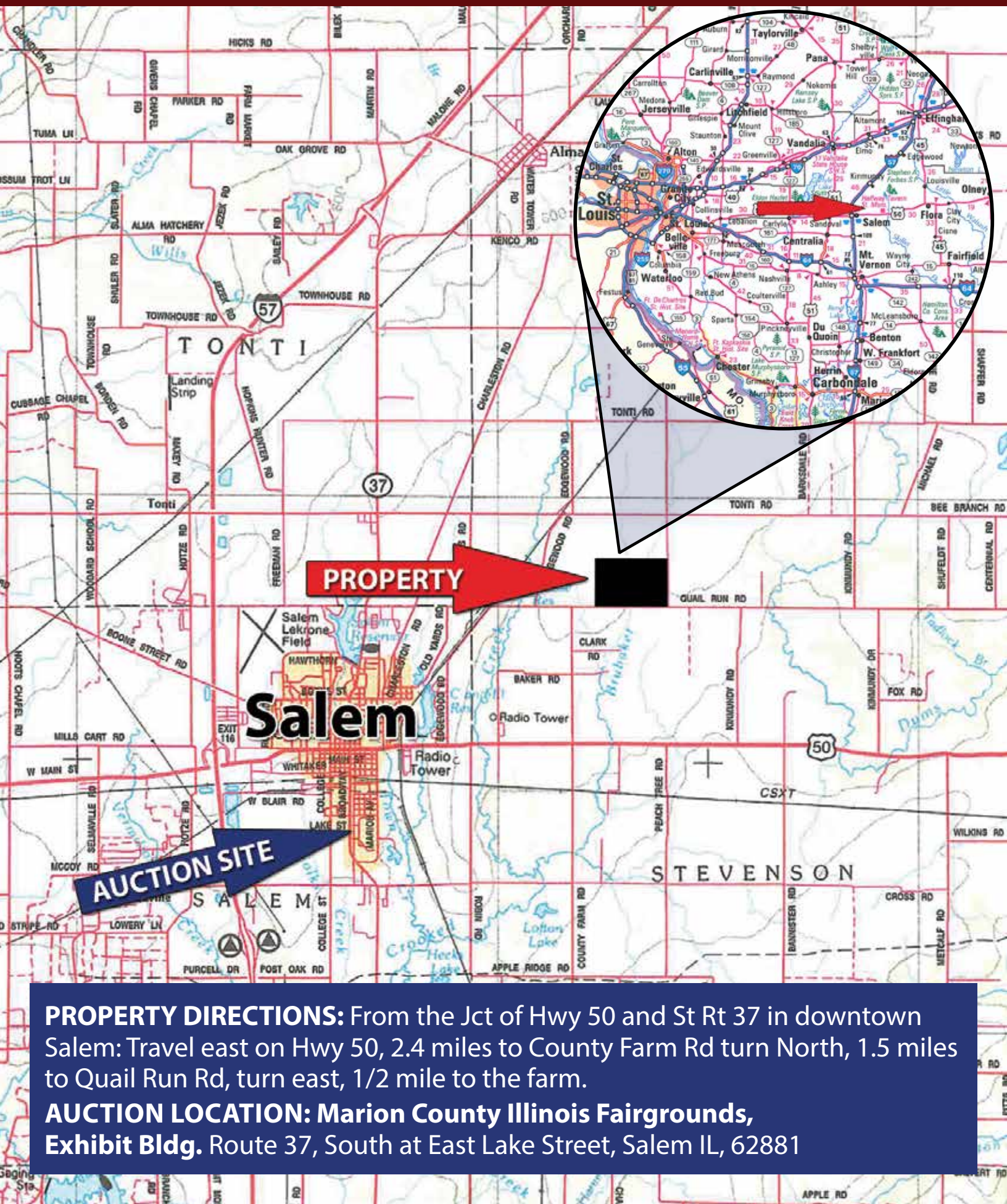
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

LOCATION MAP



PROPERTY

Salem

AUCTION SITE

PROPERTY DIRECTIONS: From the Jct of Hwy 50 and St Rt 37 in downtown Salem: Travel east on Hwy 50, 2.4 miles to County Farm Rd turn North, 1.5 miles to Quail Run Rd, turn east, 1/2 mile to the farm.

AUCTION LOCATION: Marion County Illinois Fairgrounds, Exhibit Bldg. Route 37, South at East Lake Street, Salem IL, 62881

AERIAL MAPS

TRACT DESCRIPTIONS:

TRACT 1: 98± acres consisting of 88.6± tillable acres in one field, frontage on Quail Run Rd.

TRACT 2: 47± acres consisting of wooded acreage with a creek and a few open meadows with frontage along Quail Run Rd. A good hunting tract.

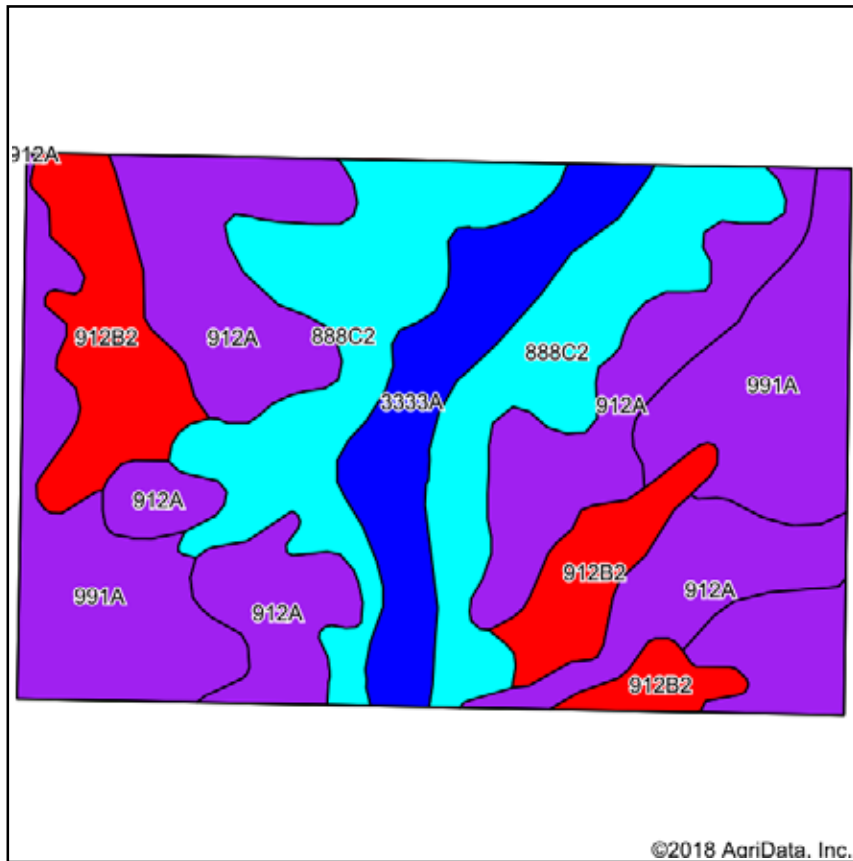
TRACT 3: 95± acres consisting of 60.1± tillable acres with balance mainly wooded. Tract 3 is easily accessed via existing lease roads.



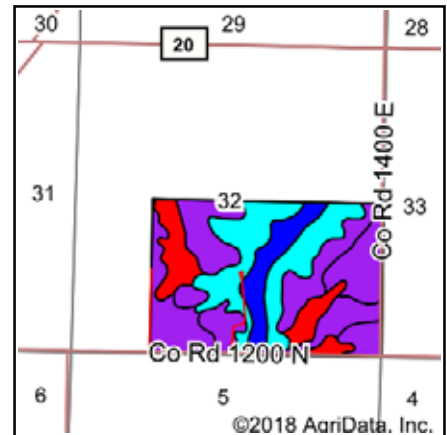


SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Marion**
 Location: **32-3N-3E**
 Township: **Alma**
 Acres: **240**
 Date: **1/11/2019**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL121, Soil Area Version: 15

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 ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	69.65	29.0%		UNF	134	45	52	0	108	0.00	4.24	103
**888C2	Passport-Grantfork silt loams, 5 to 10 percent slopes, eroded	60.56	25.2%		UNF	**108	**37	**45	0	**100	0.00	**3.41	**85
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	55.73	23.2%		UNF	133	45	52	0	106	0.00	4.19	102
**912B2	Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded	30.64	12.8%		UNF	**125	**42	**48	0	**100	0.00	**3.94	**96
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	23.42	9.8%		FAV	174	56	68	85	0	0.00	5.14	128
Weighted Average						130	43.7	51.3	8.3	94	0.00	4.07	99.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

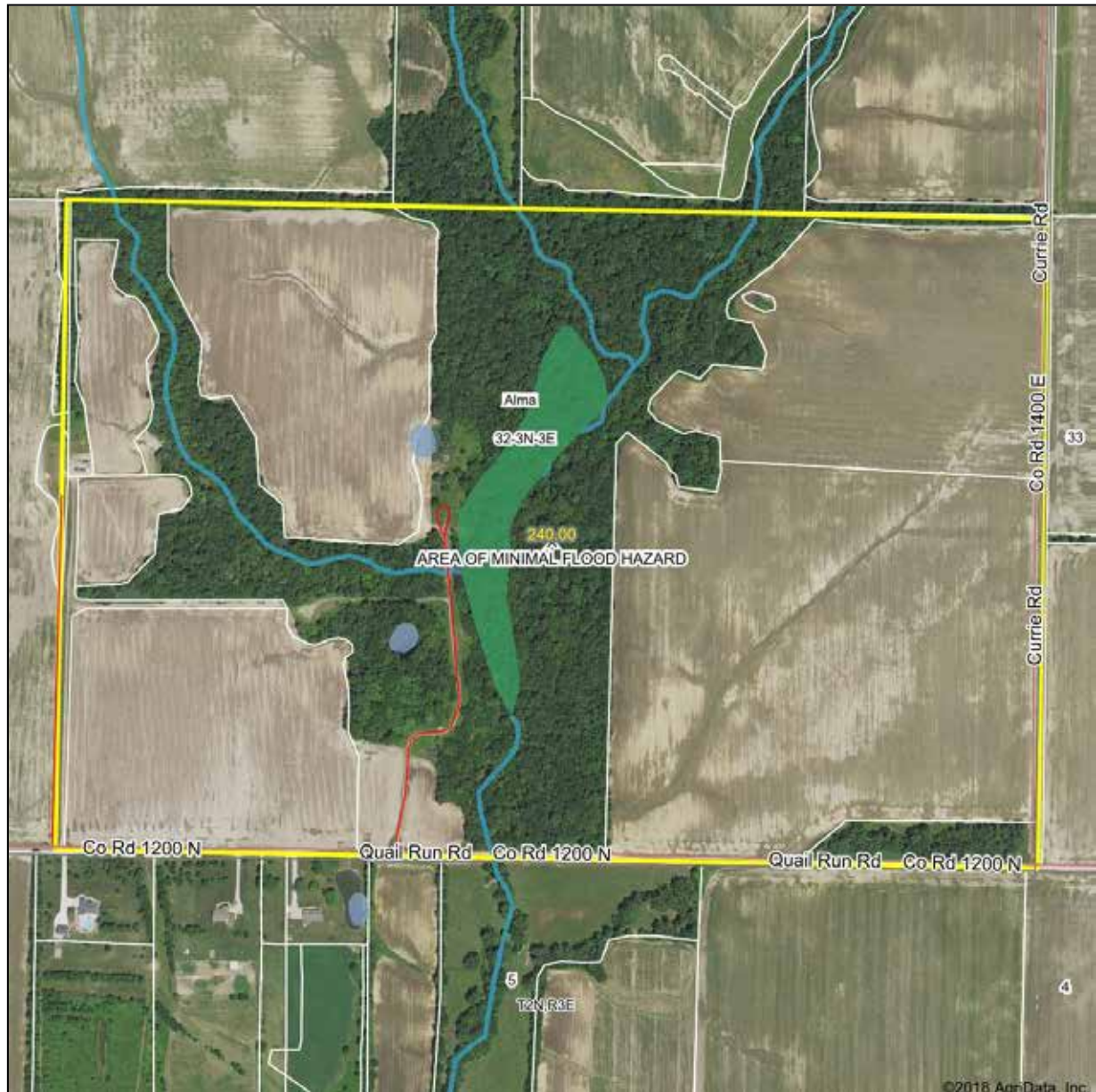
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

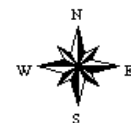
WETLANDS MAP



map center: 38° 39' 10.93, -88° 53' 23.14

0ft 630ft 1260ft

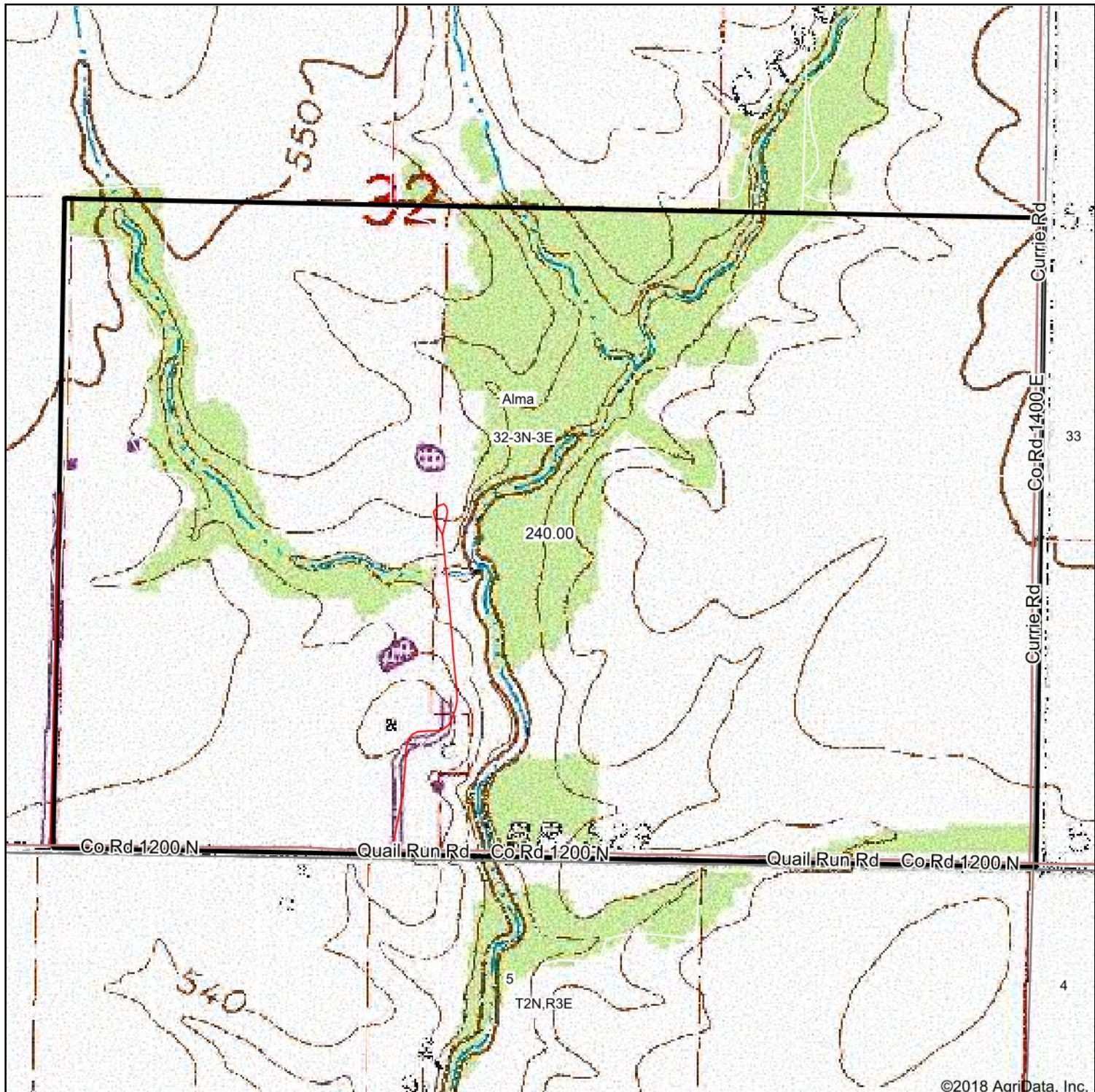
32-3N-3E
Marion County
Illinois



1/11/2019

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHY MAP



©2018 AgriData, Inc.



map center: 38° 39' 10.93, -88° 53' 23.14

0ft 630ft 1260ft

32-3N-3E
Marion County
Illinois



1/11/2019

FSA INFORMATION & MAPS

FSA INFORMATION

ILLINOIS
MARION



United States Department of Agriculture
Farm Service Agency

FARM : 19
Prepared : Apr 29, 2019
Crop Year : 2019

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : KENT AUSTIN
Farms Associated with Operator : 17-121-19, 17-121-6231
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.58	148.83	148.83	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	148.83	27.70		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	40.20	0.00	0	42	
Corn	59.00	0.00	0	106	
Grain Sorghum	3.60	0.00	0	62	
Soybeans	71.90	0.00	0	32	
TOTAL	174.70	0.00			

NOTES

Tract Number : 1807

Description : SECTION 32 ALMA TWP
FSA Physical Location : ILLINOIS/MARION
ANSI Physical Location : ILLINOIS/MARION
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ANTOINETTE E LAGROTTA IRREV TRUST, EILEEN L MASTIS, CARL D MASTIS
Other Producers : ROBERT AUSTIN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
235.58	148.83	148.83	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	148.83	27.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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FSA INFORMATION

ILLINOIS

MARION

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 19

Prepared : Apr 29, 2019

Crop Year : 2019

tract 1807 Continued ...

Wheat	40.20	0.00	0	42
Corn	59.00	0.00	0	106
Grain Sorghum	3.60	0.00	0	62
Soybeans	71.90	0.00	0	32

TOTAL 174.70 0.00

NOTES

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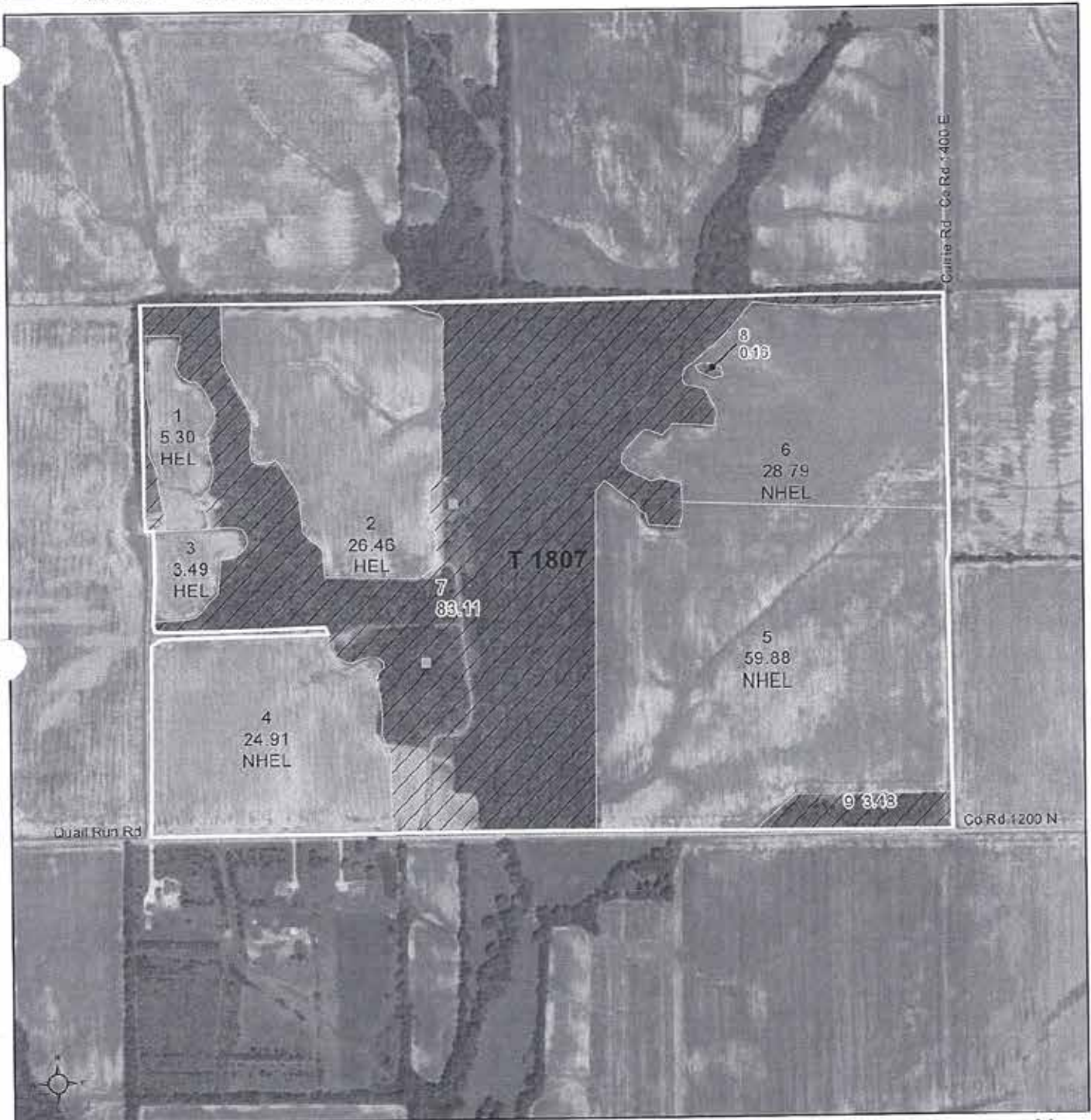
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION MAP



United States
Department of
Agriculture

Marion County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Boundary

0 285 570 1,140
Feet

2019 Program Year

Map Created October 04, 2018

Farm 19
Tract 1807

IL121_T1807

Tract Cropland Total: 148.83 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

TAX INFORMATION

π\$RT() / 3246)

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



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