

**AUCTION TERMS & CONDITIONS**  
**PROCEEDURE:** The Property will be offered in 2 individual tracts and as a total 115± acres. There will be open bid- ding on both tracts and the whole 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 auc- tion 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 ar- ranged 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 success- ful 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. 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 will 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.  
**CLOSING:** The balance of the purchase price is due at clos- ing, which will take place 30 days after the auction, or as shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).  
**POSSESSION:** Possession is at closing, subject to tenant's right to harvest growing crop and use of shed and bin.  
**REAL ESTATE TAXES:** Buyer shall assume 2013 calendar year taxes due in 2014.  
**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.  
**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. 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. If surveyed, final sales price shall be adjusted to reflect any difference between advertised and insured acreage.  
**PLANNING APPROVAL:** The sale of all tracts is subject to any necessary county planning approval or other necessary county approval. The real estate is being offered for agricul- tural purposes, and any construction on the property may require county approval.  
**PROPERTY INSPECTION:** Each potential bidder is re- sponsible for conducting, at their own risk, their own in- dependent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bid- der's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by vir- tue of the offering of the property for sale.  
**BUYER'S PREMIUM:** A Buyer's Premium of 2% will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to obtain the Total Contract Purchase Price.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. Assumed reliable but potential Bidders are responsible for their own due diligence.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All infor- mation contained in this brochure and all related materi- als 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, ei- ther expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and di- mensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own inde- pendent inspections, investigations, inquiries, and due di- ligence concerning the property. The information contained in this brochure is subject to verification by all parties rely- ing 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 direc- tion and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bid- ding 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.**

**REAL ESTATE AUCTION 115± acres**  
**ATKINSON, IL • HENRY COUNTY**

**SCHRADER**  
*Real Estate & Auction Co., Inc.*  
 950 N. Liberty Drive  
 Columbia City, IN 46725

**AUCTION MANAGER: Kevin Jordan**  
 800-451-2709 • 260-244-7606

#AC63001504 #AU01005815 #AU09200182

**NOVEMBER 2012**

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

**www.schraderauction.com**  
**800.451.2709**

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**NAA**  
 Auctioneer

**IAA**  
 AUCTIONEER

**115± acres**  
 offered in 2 tracts

Productive Tillable Land  
 Selma and Drummer Soils

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**REAL ESTATE AUCTION**  
**ATKINSON, IL • HENRY COUNTY**  
 Minutes from I-80 • Just 3 Miles North of Atkinson • 10± Miles East of Geneseo  
 13± Miles South of Prophetstown • 20± Miles North of Kewanee

**Tuesday, November 20th • 1pm**  
 Held at the Atkinson American Legion

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**PROPERTY LOCATION:** From the intersection of US Hwy 6 and Spring Street/Atkinson Road, on the east side of Atkinson, travel north on Spring Street/Atkinson Road 2 ¾ miles to 2120<sup>th</sup> Avenue. Turn right (east) on 2120<sup>th</sup> Avenue and travel ¾ mile to the property on the north side of the road.

**AUCTION LOCATION:** At the Atkinson American Legion Post #724, 509 North School Street, Atkinson, IL, 61235. From the intersection of US Hwy 6 and School Street, on the east side of the fire station in Atkinson, travel north on School Street ½ mile to the Legion on the left (west) side of the street.



## TRACT DESCRIPTIONS

**TRACT 1: 50± acres** of all tillable, level to gently rolling land. Road frontage on 2200<sup>th</sup> Avenue.

**TRACT 2: 65± acres** of mostly tillable land including small area of grass, a 40'x50' open front shed, grain bin and an old corn crib. Road frontage on 2120<sup>th</sup> Avenue.



## INSPECTION DATE:

**MONDAY, NOVEMBER 5<sup>TH</sup>, NOON-2 PM**

Meet a Schrader Representative near the buildings on Tract 2 for more information.

**OWNER:** Janson Investment Co.

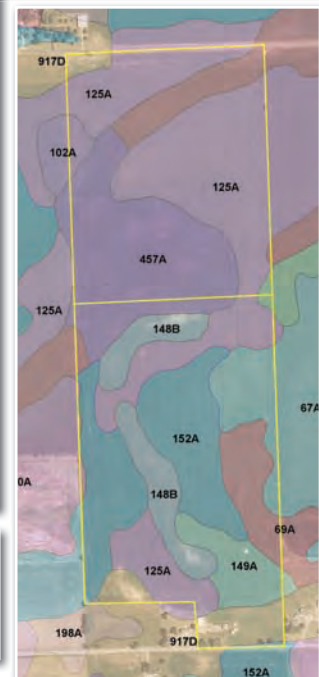
**SALE MANAGER:**  
Kevin Jordan  
800-451-2709



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Parcel Number 29-14-200-003 showing 114.84 acres.  
FSA 115.06 acres tillable. Tile maps available.  
Please call Auction Co. for additional information



Code	Soil Description	Acres	Percent of field	Corn	Soy-beans	CPI
125A	Selma loam, 0 to 2 percent slopes	38.2	32.5%	176	57	129
457A	Booker silty clay, 0 to 2 percent slopes	21.7	18.5%	116	41	89
152A	Drummer silty clay loam, 0 to 2 percent slopes	19.1	16.4%	195	63	144
69A	Milford silty clay loam, 0 to 2 percent slopes	10.7	9.2%	171	57	128
148B	Proctor silt loam, 2 to 5 percent slopes	8.7	7.5%	183	57	134
917D	Oakville-Tell complex, 7 to 15 percent slopes	5.9	5.0%	116	39	88
67A	Harpster silty clay loam, 0 to 2 percent slopes	5.8	5.0%	182	57	133
149A	Brenton silt loam, 0 to 2 percent slopes	5.1	4.4%	195	60	141
<b>Weighted Average</b>				<b>165.9</b>	<b>64.3</b>	<b>122.8</b>