

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 163.22 acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Trustee's Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of

presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.
POSSESSION: Possession is at closing. Immediate possession available with an additional 10% down.
REAL ESTATE TAXES: Real estate taxes shall be pro-rated to the date of closing.
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. Inspection dates 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.
ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been

estimated based on current legal description 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. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
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.**

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AUCTION MANAGER:
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#AC63001504, #AU01005815, #AU01050022

163.22 ACRES

KANKAKEE COUNTY, ILLINOIS

Mostly Productive Tillable Land

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
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7	8	9	10	11	12	13
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28	30					

SchraderAuction.com

KANKAKEE COUNTY, IL

163.22 Acres

Mostly Productive Tillable Land

real estate AUCTION



TUESDAY, APRIL 9 • at 1:00 PM
at The Banquet Hall, 107 North Locust Street, Momence, IL

163.22 Acres

KANKAKEE COUNTY, IL

real estate AUCTION

TUESDAY, APRIL 9
at 1:00 PM

AUCTION LOCATION:

The Banquet Hall,
107 North Locust Street,
Momence, IL.

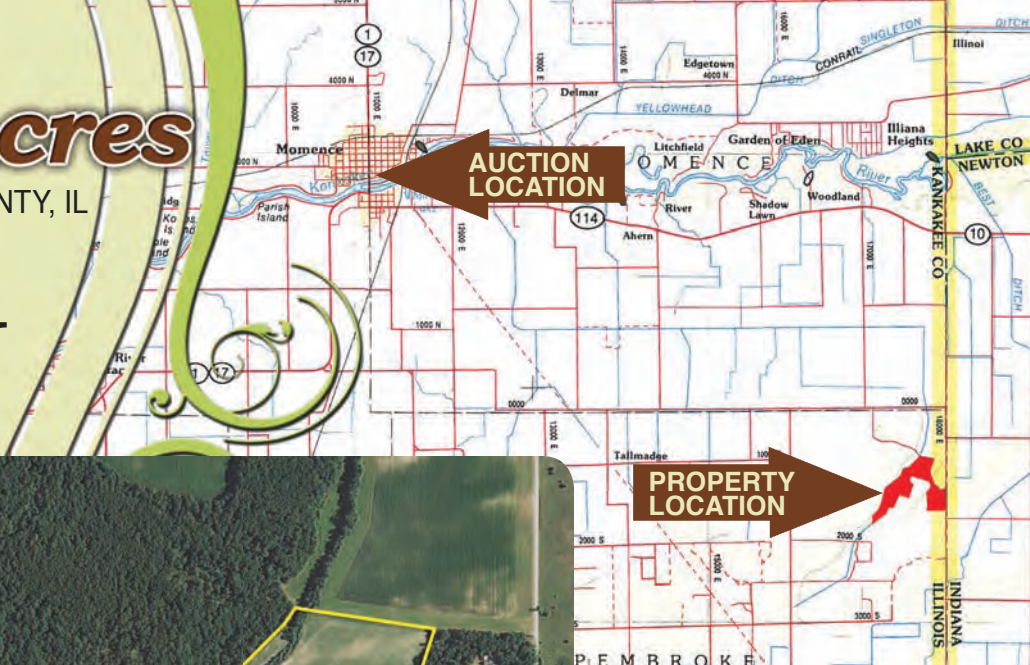
PROPERTY LOCATION:

6 miles east of Momence,
IL on SR 114 or 1 mile
west of the IN/IL State
Line to CR 17000E then
south approximately
2.4 miles to Baseline
Road then East 1 mile
to 18000E then south
approximately 1 mile.

*163.22 Acres
Mostly Productive
Tillable Land*

OWNER:

**EARL SCHOEFFNER
CHARITABLE TRUST**



SOIL TYPES

Symbol	Soil Name
49A	Watseka loamy fine sand
501A	Morocco loamy fine sand
741B	Oakville fine sand
201A	Gilford fine sandy loam
513A	Granby fine sandy loam
741D	Oakville fine sand

Auction Manager: Arden Schrader

SCHRADER 260-244-7606
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www.SchraderAuction.com