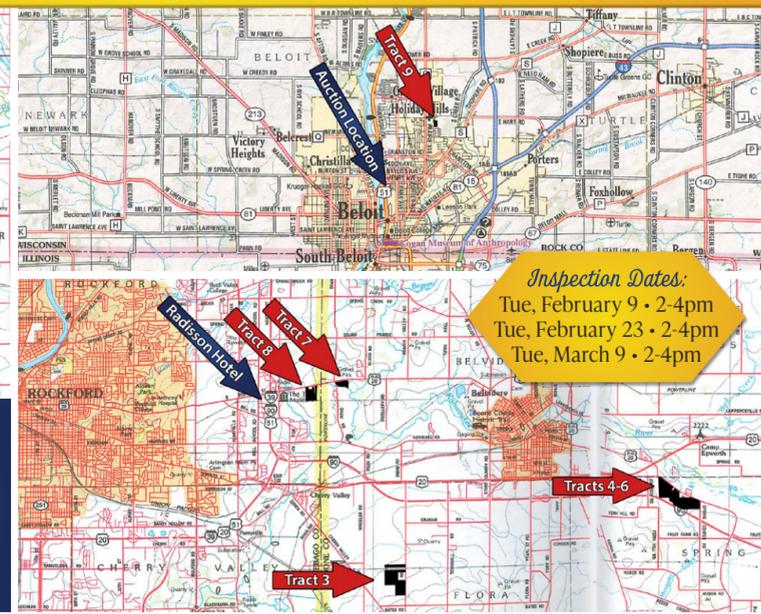


**Auction Location:** Eclipse Event Center, 3 Eclipse Ctr Beloit, WI 53511 • *In Beloit from the I-90/39 Toll Road*, take the Milwaukee/Beloit exit. Go west on WIS 81 (Milwaukee Rd at the start) 3.1 miles to Riverside Dr (US 51). Then go North (right) on Riverside Dr (US 51) 1 mile to Henry Ave and turn East (right) and auction site is your first right.



**Inspection Dates:**  
 Tue, February 9 • 2-4pm  
 Tue, February 23 • 2-4pm  
 Tue, March 9 • 2-4pm

**Property Locations:**  
**Tracts 1 & 2 (Stephenson County, IL):** Take US Route 20 West of Rockford toward Freeport, then get on the US 20 Business cut off toward Freeport. Turn left on South Springfield Rd (Titan Tire Corporation at Southeast corner). Go south approximately .3 mile and the property will be on your right.  
**Tract 3 (Boone County, IL):** Take US Route 20 East of Rockford toward Belvidere to Irene Rd. Turn South onto Irene Rd and go 2 miles, crossing over the I-90 Toll Road. Property is on your right.  
**Tracts 4-6 (Boone County, IL):** From the East side of Belvidere at Genoa Rd and US Route 20 (Grant Hwy), go East on US Route 20 (Grant Hwy) 1.9 miles to Shattuck Rd. Turn South (right) and go .3 mile, then turn East (left) and continue on Shattuck Rd. The property is on the right.  
**Tract 7 (Boone County, IL):** From the East side of Rockford on Business US 20 (E State St) and the I-90/39 Toll Road entrance, go East on Business US 20 1.4 miles to the property at the southeast corner of Business US 20 and Shaw Rd. Tract 8 is .5 mile West of Tract 7 on Business US 20.  
**Tract 8 (Winnebago County, IL):** From the East side of Rockford on Business US 20 (E State St) and the I-90/39 Toll Road entrance, go East on

**575<sup>±</sup> acres**  
 Offered in 9 Tracts, Tracts Ranging from 12.2± to 163.5± Acres

Business US 20 (E State St) .7 mile to the property on the South side of the road.  
**Tract 9 (Rock County, WI):** From the I-90/39 Toll Road in Beloit, take the Milwaukee/Beloit exit. Go West on WIS 81 (Milwaukee Rd) .6 mile to Cranston Rd (Speedway gas station at Northeast corner), turn right onto Cranston Rd and go 1.5 miles to Prairie Ave. Then turn right onto Prairie Ave and go 1 mile to Hart Rd (Shopko building on Southeast corner). Go East (right) on Hart Rd (passing the part of Tract 9 fronting on Hart Rd) .4 mile to Claremont Dr. Then go South (right) to Northfield and back west to Jerry Thomas Pkwy. The property will be directly in front of you.  
**Inspection Sites - 3 Locations:**  
 Meet a Schrader representative at Tract 1 along Springfield Rd (Stephenson County property East of Freeport), at the buildings on Tract 5 (Boone County property East of Belvidere), **OR** at the Radisson Hotel and Conference Center Rockford - 200 S Bell School Road, Rockford, IL 61108. From the I-90/39 Toll Road on the East side of Rockford, take exit 15 (US 20 Business - State St). Go West on E State St (Business US 20) approximately .4 mile to Bell School Rd. Go South (left) on Bell School Rd .1 mile to Walton St. Then East (left) onto Walton St and the inspection site is the first place on the right.

**Match**

Su	M	Tu	W	Th	F	Sa
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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**575<sup>±</sup> acres**  
 Offered in 9 Tracts, Tracts Ranging from 12.2± to 163.5± Acres

**SCHRADER** Real Estate and Auction Company, Inc.

Productive Cropland  
 High Percent Tillable Tracts  
 Potential Commercial & Residential Development Tracts  
 Hunting & Recreational Tract with Bams & Woods  
 Investors Take Note of Locations  
 Immediate Possession Available with Additional 10% Down Payment

Stephenson County, IL (Tracts 1 & 2) - East of Freeport  
 Boone County, IL (Tracts 3-7) - South, East & West of Belvidere  
 Winnebago County, IL (Tract 8) - Cherry Valley East side of Rockford  
 Rock County, WI (Tract 9) - Beloit

Tract 7 - Boone County

Tract 3 - Boone County

Tracts 4, 5 & 6 - Boone County

Tract 9 - Beloit

Tracts 1 & 2

Tracts 3-7

Tract 8

Tract 9

Tracts 4-6

Tract 5

Tract 6

Tract 7

Tract 8

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Tract 10

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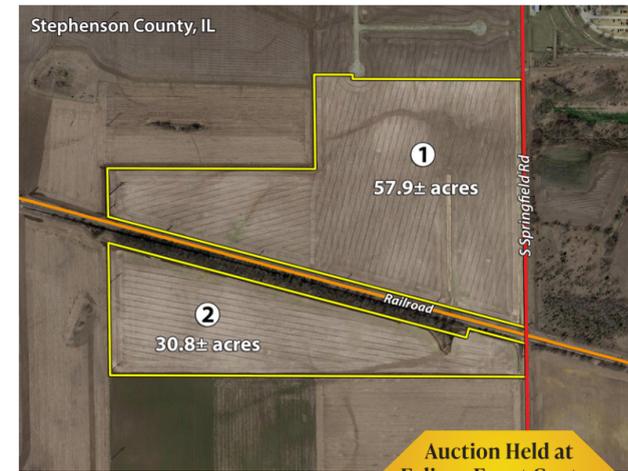
# Northern Illinois

# Southern Wisconsin

**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.SchraderAuction.com](http://www.SchraderAuction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



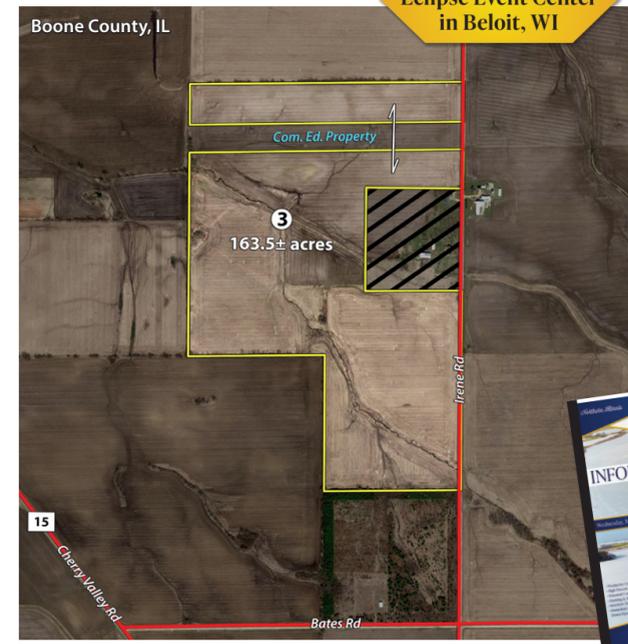
**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 9 individual tracts, any combination of tracts & as a total 575± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.  
**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, & are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.  
**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, & all other matters of public record.  
**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to the 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 targeted closing date will be approximately 30 days after the auction or as soon thereafter as applicable closing documents are completed by the Seller. The balance of the purchase price is due at closing. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller.  
**POSSESSION:** Possession is at closing. Immediate access is available prior to closing, if Buyer so elects, for normal spring farming activities, including preparing for and/or planting the 2021 crop, soil testing, fertilizer application and/or tillage. If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) & sign a Pre-Closing Access Agreement.  
**REAL ESTATE TAXES:** Seller shall pay the real estate taxes for the calendar year 2020 (due in 2021) & all prior taxes. Buyer(s) shall pay all subsequent taxes.  
**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS, surveys & aerial mapping.  
**SURVEY:** Each of the auction tracts is or will be depicted and described in a new survey or parcel map prepared by a licensed surveyor or prior to the auction. At each closing, the costs of the applicable pre-auction survey(s) &/or parcel map will be shared equally (50:50) between Buyer & Seller.  
**TRACTS 4, 5 & 6:** The tillable land on Tracts 4, 5 & 6 have a growing wheat crop. The Buyer(s) of these tracts will be required to reimburse the former tenant for those crop & input expenses at closing. The wheat crop will then be the property of the Buyer upon closing.  
**PROPERTY INSPECTION:** Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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 & all existing easements.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. & its representatives are exclusive agents of the Seller.  
**STOCK PHOTOGRAPHY:** Deer photo is for illustrative purposes only & was not taken on the auction property.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.



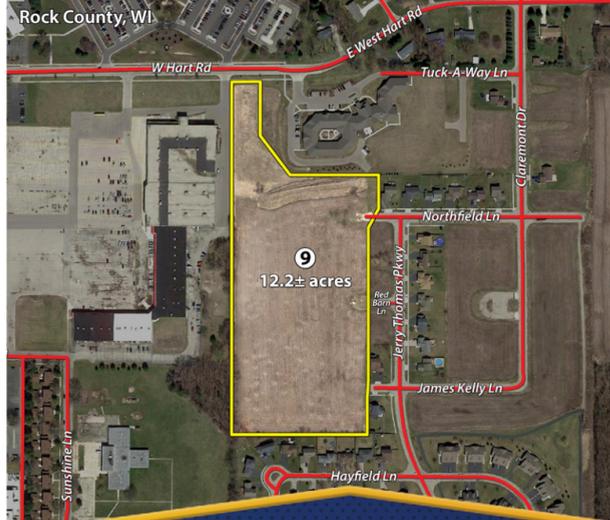
**Tract Information**  
**Tract 1 (Stephenson County, IL) - 57.9± acres:** Nearly all tillable productive cropland with the majority being Plano silt loam soils. Frontage on Springfield Rd.  
**Tract 2 (Stephenson County, IL) - 30.8± acres:** Nearly all tillable productive cropland with frontage on Springfield Rd.  
**Tract 3 (Boone County, IL) - 163.5± acres:** Mostly tillable productive cropland with frontage on Irene Rd.  
**Tract 4 (Boone County, IL) - 98.5± acres:** Nearly all tillable productive cropland with frontage on Shattuck Rd.  
**Tract 5 (Boone County, IL) - 50± acres:** Investigate the hunting and recreational potential of this tract with woods, winding creek, low lying wildlife habitat, tillable land and barns on upland. Lots of deer sign. Includes a 60± wide x 45± deep, open front building with concrete floor and partly poured concrete walls. Wood walls above the concrete and metal roof. Also a 40± wide x 75± deep, pole building with open sides on the bottom, metal at the top and metal roof. This building has a 6± overhang on the east side. Don't overlook the potential and possibilities of these buildings with a little work and cleanup for your get away property. There are also 2 smaller outbuildings. This tract has frontage on Shattuck Rd.  
**Tract 6 (Boone County, IL) - 75± acres:** Nearly all tillable productive cropland. The trees shown on the aerial towards the East side have been removed. This tract has frontage on Shattuck Rd and Spring Center Rd.  
**NOTE:** The tillable land on Tracts 4, 5 and 6 have a growing wheat crop. The Buyer(s) of those Tracts will be required to reimburse the former tenant for those crop and input expenses at closing. The wheat crop will then be the property of Buyer upon closing.

**575± acres**  
 Offered in 9 Tracts, Tracts Ranging from 12.2± to 163.5± Acres

**Tract Information Continued**  
**Tract 7 (Boone County, IL) - 35.9± acres:** Productive cropland and nearly all tillable. Frontage on Business US 20 and Shaw Road between Rockford and Belvidere.  
**Tract 8 (Winnebago County, IL) - 51.2± acres:** Investigate the commercial and residential development potential of this tract along Business US 20 (E State St) in Cherry Valley at the east side of Rockford. Northern portion zoned CG - Commercial General in Cherry Valley and the southern portion is zoned R4 - Residential Multifamily in Cherry Valley. Contact Auction Company for additional information regarding the recorded plat for the northern portion of this tract. This tract was farmed in 2020.  
**Tract 9 (Rock County, WI) - 12.2± acres:** Investigate the possibilities of this property in Beloit. Three streets stub to the property on the north side of the property. The property is part of a PUD. Much of this tract was farmed in 2020. Sanitary sewer and water stubbed to this Tract. Located in Beloit Turner School District.



Visit the website or contact the Auction Company for a detailed Information Booklet with additional details including soil maps, tax, FSA, and title information, etc.



Owner of Illinois Tracts: Donald K. Busch, Sr. Owner of Wisconsin Tract: D.M.D. Investment, Inc.  
 Auction Managers for Illinois Tracts: Matt Wiseman • cell: 219.689.4373 • office: 866.419.7223.  
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# LAND AUCTION

Wednesday, March 10 @ 10am CST

