

*Diversified
Peoria Area*

Land Auction



**Tuesday, November 11
at 6pm Central**

- Quality Farmland
- Tremendous Recreational & Hunting Settings
- Secluded Build Sites
- Rural Homestead with Outbuildings
- 10 Miles Outside Peoria

Peoria County, IL

269 ±
acres

*Offered in 5 Tracts
or Combinations*

 **ONLINE BIDDING AVAILABLE**

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

Diversified
Peoria Area

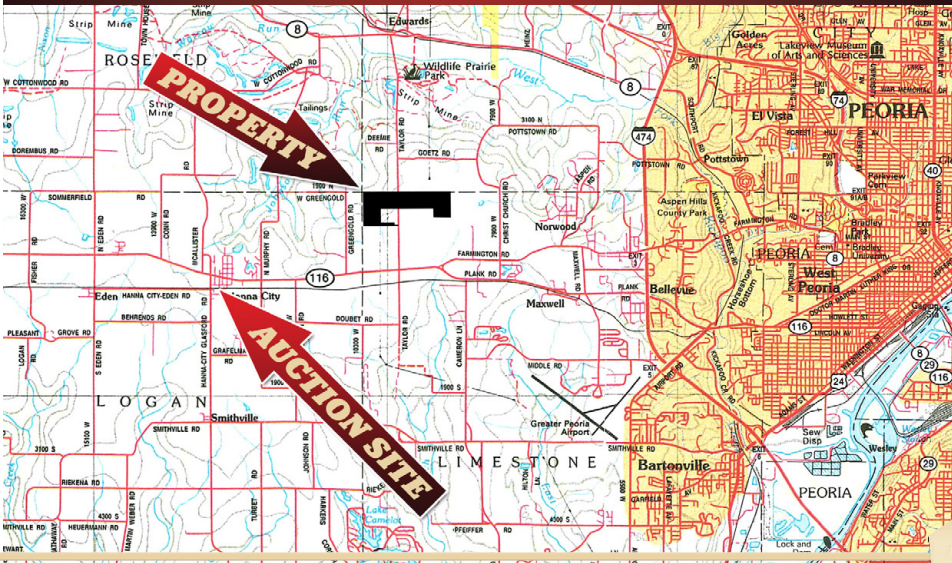
Land Auction

The Dieken Land Trust offering is an incredible opportunity to acquire a variety of land uses just 10 miles from downtown Peoria. The property contains high quality soils, wooded areas for great deer habitat, secluded & scenic settings for great rural build sites & an existing homestead containing several outbuildings. This property offers a little bit for everybody & has an excellent location for potential value appreciation. Be sure to inspect each of the tracts & bid your price on November 11th!



AUCTION LOCATION: Hanna City Sportsman's Club, 103 S Main St, Hanna City, IL 61536

PROPERTY LOCATION: 1801 N Taylor Rd, Hanna City, IL 61536 • If coming out of Peoria, take IL 116 (W Harmon Hwy, which will turn into W Plank Rd) west for a little over six miles. Then turn right on N Taylor Rd & continue for a mile. The property will be on both sides of the road.



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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 Co. 800-451-2709.

Seller: Dieken Land Trust

Sale Manager: Jason Minnaert • 309.489.6024

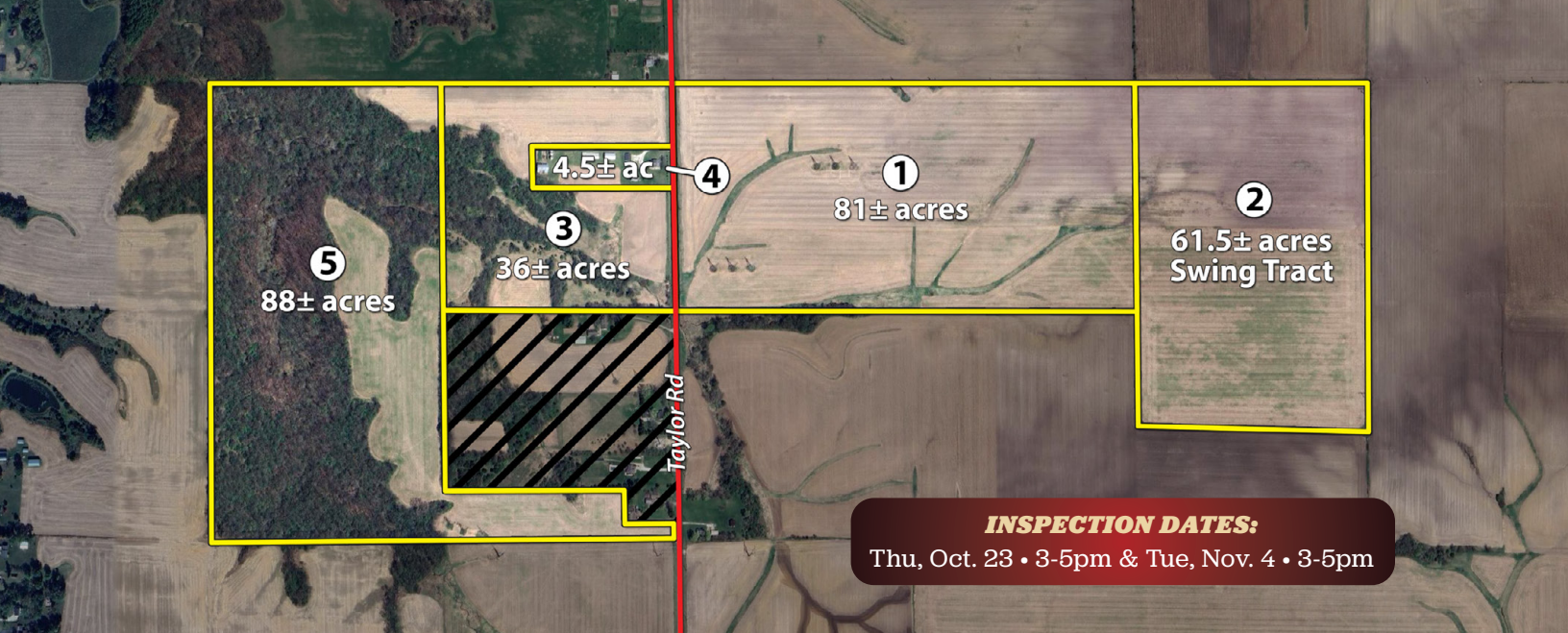
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INSPECTION DATES:
 Thu, Oct. 23 • 3-5pm & Tue, Nov. 4 • 3-5pm

TRACT 1 - 81± ACRES of nearly all tillable farmland comprised mostly of Clarksdale silt loam, Sylvan silty clay loam, & Greenbush silt loam soils. Consider combining with Tract 2 for 140± acres of productive farmland with an average PI of 126 between the two tracts.

TRACT 2 - 61.5± ACRES "SWING TRACT". Quality tillable land comprised mostly of Clarksdale silt loam & Sable silty clay loam soils creating an average PI of 132. Adjoining landowners may bid on this tract individually & others may combine it with Tract 1.

TRACT 3 - 36± ACRES containing a mix of tillable land & wooded land, creating for a great hunting property with income or a beautiful rural build site.

TRACT 4 - 4.5± ACRES including a 2,702 sq. ft. home & several outbuildings. The home has 3 beds, 2 full baths & one half bath. Pay attention to this rare opportunity to buy a rural home on acreage with numerous barns this close to Peoria!

TRACT 5 - 88± ACRES offering scenic settings, quality farmland & some wooded land. This property has numerous potential uses, & has a quality stand of beans on it. ***If you are wanting a hunting property this one needs some serious attention!*** The way the cropland is notched in with the wooded draws creates for incredible habitat areas for deer & turkey.

Consider combining with Tract 3 or 5 for two access points on N Taylor Rd & additional acreage.



TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 269± 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: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Trustee's 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 auction. Seller agrees to furnish Buyer, 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. The targeted closing date will be approximately 45 days after the auction, or as soon there-

after upon completion of survey, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. All lender costs shall be paid by the Buyer.

POSSESSION: Possession will be delivered at closing subject to rights of tenant for the 2025 crop.

REAL ESTATE TAXES: Seller shall pay all 2025 real estate taxes due & payable in 2026. Buyer shall assume any taxes thereafter. Seller to pay drainage or other special assessments that are last payable without a penalty on or before the date of closing. Buyer will pay all drainage & special assessments that become due after closing.

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

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, the final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

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 with 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.

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.**

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NOVEMBER	Su	M	Tu	W	Th	F	Sa
							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
23/30	24	25	26	27	28	29	

For More Information Please Contact:

Licensed Real Estate Broker:

Jason Minnaert • 309.489.6024 #475.182783

Licensed Auctioneer & Real Estate Broker:

Luke Schrader #441.002531, #475.192481

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Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
 Columbia City, Indiana 46725 #444.000158, #478.025754

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