

# MERCER & FULTON Co., IL AUCTION

8,638<sup>±</sup>  
Acres

8,178<sup>±</sup> Cropland Acres  
(FSA)

*Offered in 46 Tracts*

- 4,869<sup>±</sup> Acres in Mercer County
- 3,769<sup>±</sup> Acres in Fulton County
- Productive Farmland
- Great Opportunity to Buy at Auction!
- Buy any tract, combination of tracts or buy the entire property!

*Held at the  
Western Illinois University,  
Union Grand Ballroom, Macomb, IL*

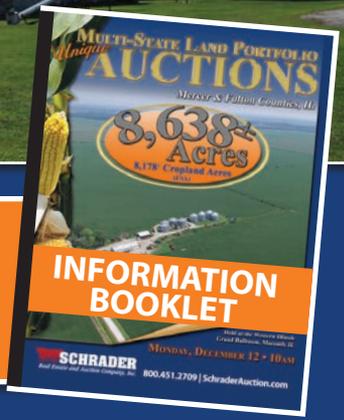
**MONDAY, DECEMBER 12 • 10AM**

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

800.451.2709 | [SchraderAuction.com](http://SchraderAuction.com)



Contact Auction Company for Detailed Information Booklets for each property with additional Due-Diligence Materials, including information such as: soil maps, FSA and county records information.



Call Schrader Auction Company for More Information.  
**800.451.2709 | SchraderAuction.com**

# MERCER & FULTON Co., IL AUCTION

## MERCER COUNTY

Approximately 475,000 bushel grain storage, 4 homes, 5 machine sheds (60x120, 60x110, (2) 40x60, and 36x68) plus a 40x100 Quonset. This property also has a 6 tower Zimmatic Irrigation system w/ electric motor and approximately 600 gal/min well.

## FULTON COUNTY

Approximately 412,000 bushel grain storage (4 Brock Bins 48' Dia x 8 Rings tall 48,000 bushel each plus (4) GSI Bins 48' Dia x 9 Rings tall 55,000 bushel each w/ (2) 16 Hp Fans), 50'x100' pole building w/ 24'x50' heated shop area, 40x50 pole building w/ 12' lean-to and a 3 bedroom ranch style home. Three irrigation systems can irrigate approximately 690 acres. The three system consist of a 13 tower Valley w/ 1200 gal/min well w/ Duetz 913 diesel engine, (2) 7 tower Valley systems one w/ corner arm electric motors 25 Hp each pivot point as 2 wells producing a total of approximately 900 gal/min. each.

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Acres

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(FSA)

*Offered in 46 Tracts*



### LIVE ONLINE AUCTION BIDDING

You may bid online during the auctions at [www.schraderauction.com](http://www.schraderauction.com). You must register by **Friday, December 2<sup>nd</sup>** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

Illinois Auctioneer: Rex D. Schrader II, #441.001031,  
Illinois Broker #471.006686  
Schrader Real Estate & Auction Company, Inc. #444.000158

**Seller: Wilder Corporation of  
Delaware**

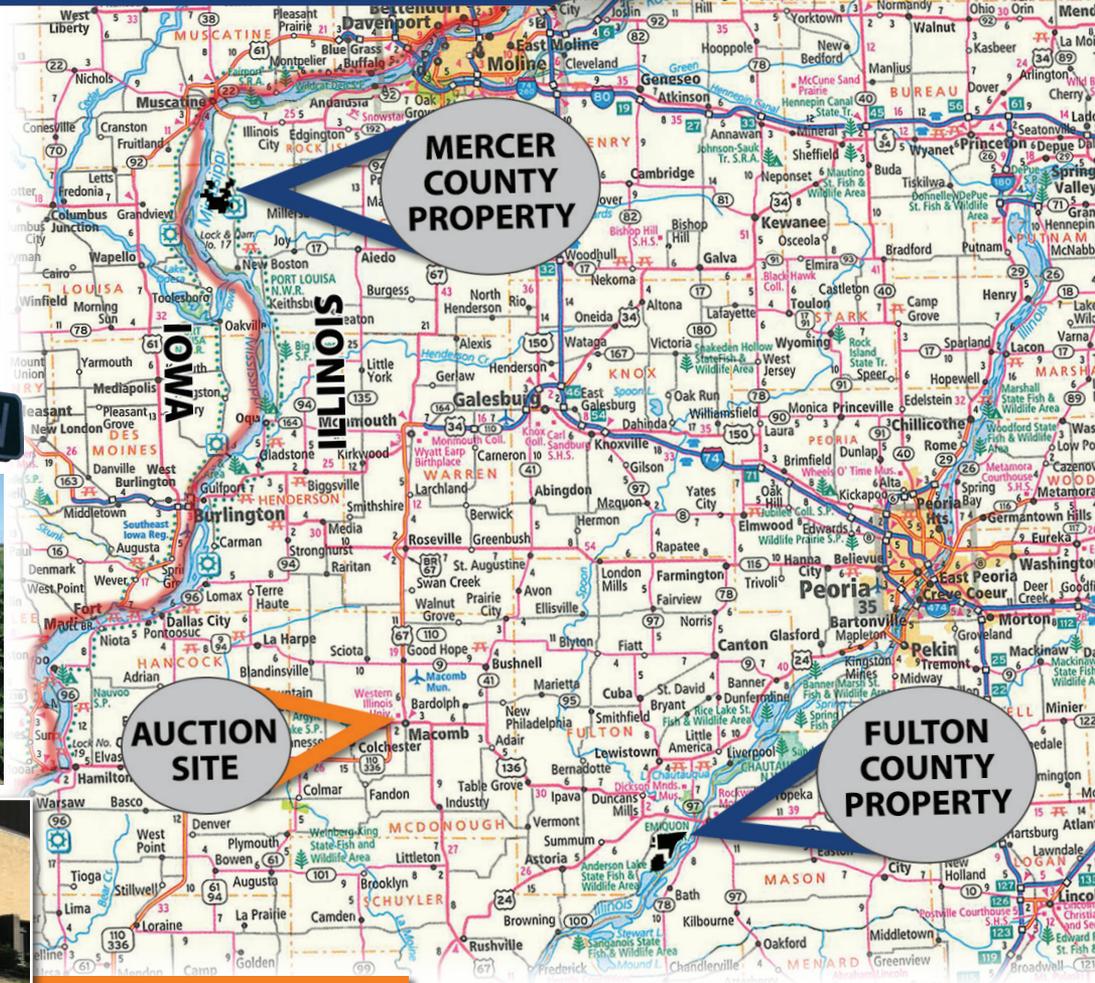
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# MERCER & FULTON Co., IL AUCTION

**MERCER COUNTY PROPERTY DIRECTIONS:** From the east side of the Mississippi River adjacent to Muscatine, Iowa, travel east on Hwy 92 approximately 1 1/2 miles to 322 St W Road (arrow sign for New Boston and small white church at this intersection). Go approximately 10 miles on 322 St W which turns into 45th St. Turn right (west) at 140th Ave, farm starts on the right side of 140th Ave.



**AUCTION LOCATION:**  
Western Illinois University,  
Union Grand Ballroom, Macomb, IL 61455.

**Directions:** From the intersection of Pierce St and Hwy 67 (on the north side of Macomb, IL), travel west on Pierce St about 1/4 mile to Charles St. Turn north on Charles St and take second left onto Murray St. Continue west on Murray St. to the Western Illinois University Union parking.

**FULTON COUNTY PROPERTY DIRECTIONS:**

From the intersection of US Hwy 136 and Hwy 97 in Havana, Illinois travel approx. 3 miles west of Havana on US Hwy 136 to Curless Rd 1700 E, turn left (south) on Curless. Go .4 mile (T's into Bottom Ln) turn right on Bottom Ln 750 N continue on Bottom Ln 750 for approx. 1 1/2 miles to Norris Farm Rd 1600 E, turn left on Norris Farm Rd 1660 E follow to Farm, approx. 1/2 mile. Look for Wilder Farm Sign.



COUNTY	ACRES	CROPLAND (FSA)
<b>Mercer</b>	<b>4,869±</b>	<b>4,582±</b>

## TRACT DESCRIPTIONS:

**TRACT #1: 80 ACRES** with approx. 78 acres of tillable productive farmland. Improvements include 18,000 bushel grain storage, 40'x60' pole building (machine shed) plus a small home in need of repair.

**TRACT #2: 240 ACRES** with approx. 236 acres of productive tillable farmland.

**TRACT #3: 80 ACRES** with approx. 78 acres of productive tillable farmland. Combine Tracts 1-3 for 400 acres with approx. 392 acres of productive tillable farmland in one large contiguous field.

**TRACT #4: 80 ACRES** with approx. 75 acres of productive tillable farmland with easy access from 2 county roads.

**TRACT #5: 237 ACRES** with approx. 231 acres of productive tillable farmland.

**TRACT #6: 73 ACRES** with approx. 70 acres of productive tillable farmland.

**TRACT #7: 15 ACRES** with approx. 10 acres tillable. Including 100,000 bushel grain storage, 60'x110' pole building w/cement floor and well maintained 2 bedroom ranch style home with finished full basement.

**TRACT #8: 160 ACRES** with approx. 153 acres of productive tillable farmland.

**TRACT #9: 146 ACRES** with approx. 133 acres of productive tillable farmland.

**TRACT #10: 15 ACRES** with approx. 11 acres tillable. Including 3 bedroom single story home, 7,000 bushel grain storage and metal sided double corn crib.

**TRACT #11: 80 ACRES** with approx. 78 acres of productive tillable farmland.

**TRACT #12: 118 ACRES** with approx. 117 acres of productive tillable farmland.

**TRACT #13: 143 ACRES** with approx. 140 acres of productive tillable farmland.

**TRACT #14: 267 ACRES** with approx. 257 acres of productive tillable farmland.

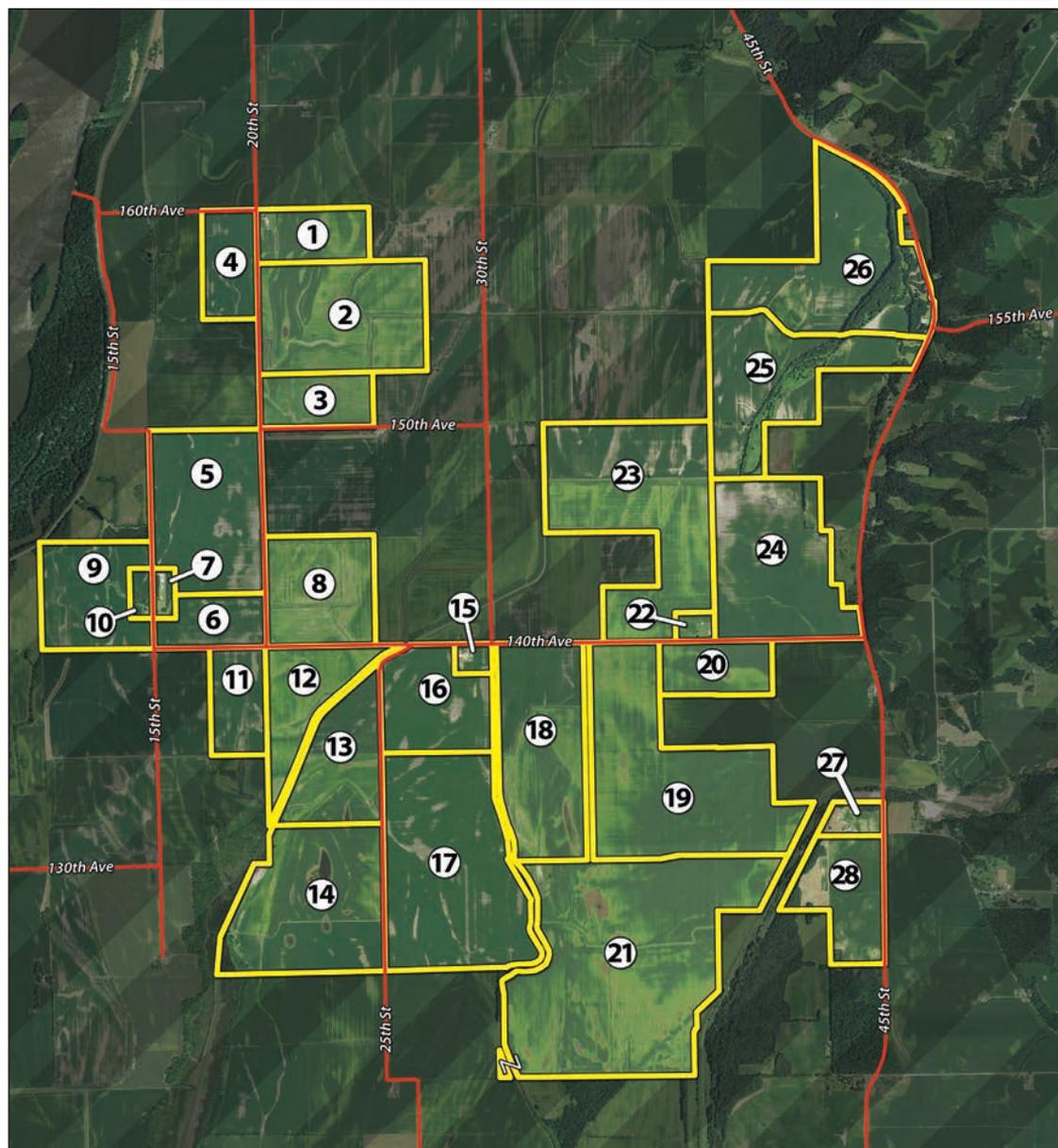
**TRACT #15: 15 ACRES** with approx. 12 acres tillable. Including 86,000 bushel grain handling system, 60'x120' pole building (machine shed) cement floor with drain plus a well maintained 3 bedroom single story home with detached garage and 28'x42' shop building.

**TRACT #16: 143 ACRES** with approx. 142 acres of productive tillable farmland.

**TRACT #17: 380 ACRES** with approx. 379 acres of productive tillable farmland.

**TRACT #18: 238 ACRES** with approx. 231 acres of productive tillable farmland.

**TRACT #19: 375 ACRES** with approx. 370 acres of productive tillable farmland.



**TRACT #20: 81 ACRES** with approx. 78 acres of productive tillable farmland.

**TRACT #21: 597 ACRES** with approx. 591 acres of productive tillable farmland, with 150' of road frontage on 140th Avenue.

**TRACT #22: 15 ACRES** with approx. 10 acres tillable. Included a remodeled 3 bedroom single story home, 40'x100' Quonset building (machine shed) 40'x60' 3 sided machine shed, 36'x68' pole building plus 22,000 bushel grain storage

**TRACT #23: 345 ACRES** with approx. 339 acres of productive tillable farmland.

**TRACT #24: 261 ACRES** with approx. 250 acres of productive tillable farmland.

**TRACT #25: 238 ACRES** with approx. 176 acres of productive tillable farmland balance in woodland. Investigate the hunting potential of this tract.

**TRACT #26: 300 ACRES** with approx. 236 acres of productive tillable farmland balance in woodland acreage. Great hunting/recreational potential.

**TRACT #27: 25 ACRES** with approx. 10 acres of tillable farmland plus 223,000 bushel grain handling system with 18,000 bushel drying bin.

**TRACT #28: 122 ACRES** with approx. 91 acres of productive tillable farm land including a 6 tower Zimmatic irrigation system (refer to information booklet for more details).

*For more details on improvements on Tracts 1, 7, 10, 15, 22, 27 & 28 refer to information booklet.*

# MERCER Co., IL AUCTION



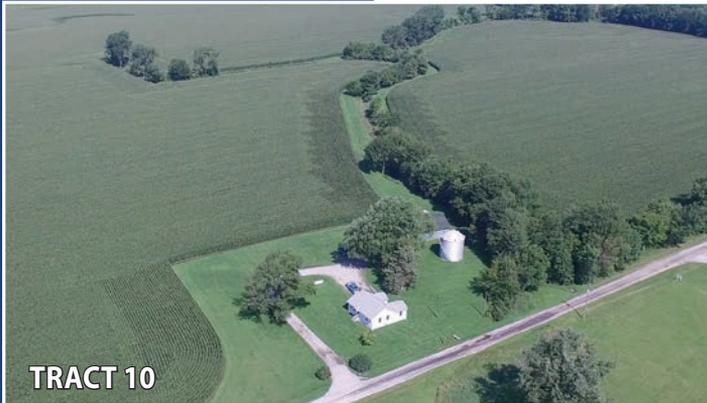
TRACT 7



TRACT 7



TRACT 7



TRACT 10



TRACT 10



TRACT 10



TRACT 15



TRACT 15



TRACT 15



TRACTS 16 & 17



TRACT 15



TRACT 23

20 ROUND - 40 LONG  
33,000 POPULATION



TRACT 23



TRACTS 1-3



MAIN DITCH

# MONDAY, DECEMBER 12 • 10AM

Held at the Western Illinois University,  
Union Grand Ballroom, Macomb, IL



TRACT 22



TRACT 22



TRACT 22



TRACT 22



TRACT 22



TRACT 27



TRACT 28



TRACT 28



TRACT 27



TRACT 28

**Mercer County INSPECTION DATES:**  
Tuesday, November 15 | Thursday, December 1  
9 am - 12 pm  
Meet a Schrader Representative at Tract 15

## BAY ISLAND DRAINAGE & LEVEE DISTRICT, NO. 1

**3 Pumps Total Pumping Capacity of 275,000 gal/min.**

60" pump with 905hp Diesel engine  
pumping 115,000 gal/min.

60" pump with 825hp Diesel engine  
pumping 97,000 gal/min.

42" pump with 600hp Electric motor  
pumping 63,000 gal/min.



PUMPING STATION



Illinois Auctioneer: Rex D. Schrader II #441.001031, Illinois Broker #471.006686  
Schrader Real Estate & Auction Company, Inc. #444.000158

3% Buyer's Premium

# FULTON Co., IL AUCTION



TRACT 29

## FULTON COUNTY FARM

• 50x100 Pole Building (Machine Shed) w/ concrete floor, (2) 14'x24' doors and 24'x50' heated shop area • 40'x54' Pole Building (Machine Shed) w/ 12' lean-to • (4) 48'x8 rings tall Brock grain bins capacity of 48,000 bushel each w/ 5 Hp fan for aeration • (4) 48'x9 rings tall GSI grain bins capacity of 55,000 bushel each w/ (2) 16 Hp fans on each bin

HOME: Ranch style home

1. Kitchen & Living Room combination w/ hardwood floors
2. Wood cabinets
3. Kitchen area 11'x21'
4. Living Room 11'x21'
5. (2) 10'x12' Bedrooms
6. Master Bedroom off of Living Room
7. Bathroom with tub & shower – no vanity



TRACT 29

IRRIGATION: 13 tower Valley irrigation system w/ 913 Deutz Diesel engine, 1200 gal/min well (390± acres) • 7 tower Valley irrigation system w/ corner system 900 gal/min well (170± acres) powered by 25 Hp electric motor • 7 tower Valley irrigation system w/ 900 gal/min well powered by 25 Hp electric motor (130 acres±) • Approximately 690 acres underwater • The two 7 tower Valley systems in 48 hours put on .7 inches of water.



TRACT 30



TRACT 38



TRACT 29



TRACT 29



TRACT 29



TRACT 29



PUMPING STATION - FULTON CO.



NEW ELECTRONIC MOTOR PUMP

# MONDAY, DECEMBER 12 • 10AM

Held at the Western Illinois University,  
Union Grand Ballroom, Macomb, IL



## TRACT DESCRIPTIONS:

**TRACT #29: 80 ACRES** with approximately 73 acres of productive tillable farmland. This tract features a modern 412,000 bushel grain handling system (grain storage).

**TRACT #30: 160 ACRES** with approximately 158 acres of productive tillable farmland.

**TRACT #31: 282 ACRES** with approximately 272 acres of productive tillable farmland.

**TRACT #32: 213 ACRES** with approximately 203 acres of productive tillable farmland.

**TRACT #33: 300 ACRES** with approximately 283 acres of productive tillable farmland.

**TRACT #34: 566 ACRES** with approximately 528 acres of productive tillable farmland.

**TRACT #35: 250 ACRES** with approximately 235 acres of productive tillable farmland.

**TRACT #36: 146 ACRES** with approximately 144 acres of productive tillable farmland.

**TRACT #37: 146 ACRES** with approximately 144 acres of productive tillable farmland.

**TRACT #38: 160 ACRES** with approximately 155 acres of productive tillable farmland.

**TRACT #39: 79 ACRES** with approximately 77 acres of productive tillable farmland.

**TRACT #40: 80 ACRES** with approximately 77 acres of productive tillable farmland.

**TRACT #41: 80 ACRES** with approximately 78 acres of productive tillable farmland.

**TRACT #42: 82 ACRES** with approximately 79 acres of productive tillable farmland.

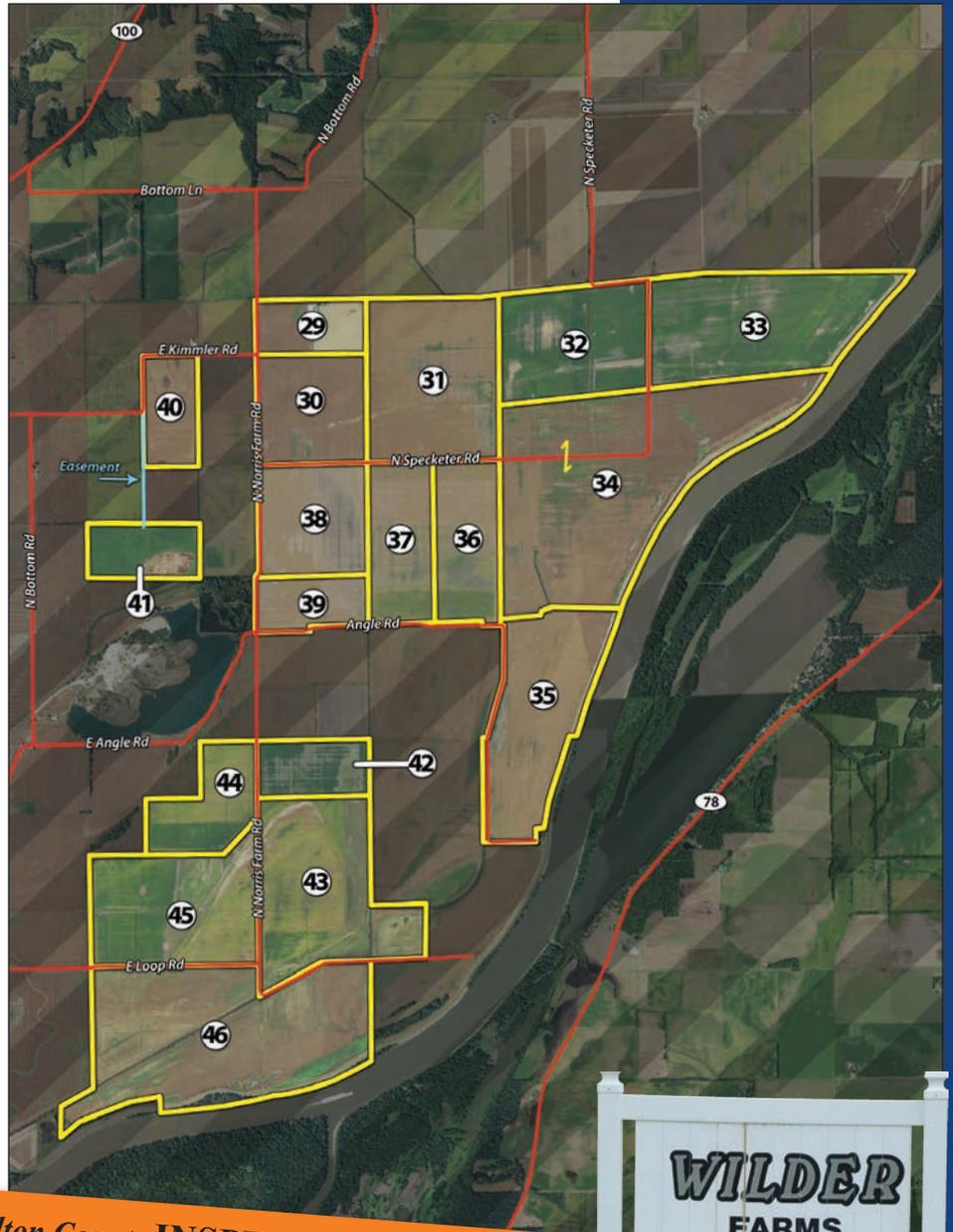
**TRACT #43: 298 ACRES** with approximately 282 acres of productive tillable farmland. This tract also features a 7 tower Valley irrigation system with corner system irrigating approximately 170 acres.

**TRACT #44: 115 ACRES** with approximately 112 acres of productive tillable farmland.

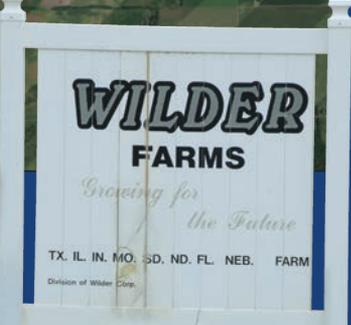
**TRACT #45: 250 ACRES** with approximately 241 acres of productive tillable farmland. This tract also features a 7 tower Valley irrigation system with approximately 130 acres under water (irrigated).

**TRACT #46: 482 ACRES** with approximately 455 acres of productive tillable farmland.

COUNTY	ACRES	CROPLAND (FSA)
<b>Fulton</b>	<b>3,769±</b>	<b>3,596±</b>



**Fulton County INSPECTION DATES:**  
**Tuesday, November 15 | Thursday, December 1**  
**2 pm - 5 pm**  
*Meet a Schrader Representative at Tract 29*



## TRACTS 42-45

Illinois Auctioneer: Rex D. Schrader II #441.001031, Illinois Broker #471.006686  
 Schrader Real Estate & Auction Company, Inc. #444.000158

3% Buyer's Premium



**MAIN CANAL GOING TO PUMPING STATION**

# MERCER & FULTON Co., IL AUCTION



DRAINAGE DITCH



TRACTS 29-32



TRACT 15



TRACT 17



**MONDAY, DECEMBER 12  
10AM**



**TRACTS 20, 22, 23 & 24**



**TRACT 16**



**ONLINE BIDDING  
AVAILABLE**



**AUCTION TERMS & CONDITIONS:**

**BIDDING PROCEDURE:** All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

**PURCHASE CONTRACT:** Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement promise or inducement that is not contained or incorporated in the written purchase contract.

**SELLER'S ACCEPTANCE:** The final bids are subject to the Seller's acceptance or rejection.

**BUYER'S PREMIUM:** A Buyer's Premium in the amount of three percent (3%) of the bid amount shall be charged to Buyer and added to the bid amount to arrive at the total contract purchase price.

**PAYMENT TERMS:** 10% of the purchase price will be due immediately after the bidding concludes, w/ the balance due in cash at closing. The down payment may be made in the form of a 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.

**CLOSING:** The targeted closing date is on or before January 11, 2017. Closing shall be held on or before the targeted closing deadline or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and the Seller's closing documents. The closing agents fee for an administered

closing will be shared equally (50:50) between buyer and seller. Buyer will pay all charges related to any loan obtained by buyer.

**POSSESSION:** Possession shall be delivered at closing, except that possession of the homes and grain bins shall be delivered on or before March 31, 2017.

**REAL ESTATE TAXES:** Buyer shall pay the real estate taxes for the calendar year 2017 and all subsequent years.

**DELIVERY OF TITLE:** At each closing, Seller shall furnish at Seller's expense: (i) a warranty deed conveying marketable title to Buyer, subject to all permitted exceptions as described in the purchase contract; and (ii) an owner's title insurance policy in the amount of the purchase price insuring marketable title, subject to all standard requirements, conditions and exceptions and subject to the permitted exceptions.

**MINERALS:** Any sale will include the Seller's interest (if any) in the minerals. However, no promise, warranty or representation will be made as to the existence of any minerals or the nature or extent of Seller's interest therein.

**SURVEY:** A new survey will be procured only if necessary to record the conveyance or if otherwise deemed necessary or appropriate in Seller's sole discretion. If a new survey is procured, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

**TRACT MAPS; ACRES:** All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions and/or aerial mapping. The marketing materials are not provided as survey products.

**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be staffed w/ auction personnel. Owner, Broker and

Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee to the property by virtue of its being offered for sale.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKER OR AUCTION COMPANY CONCERNING THE PROPERTY.

Prospective bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller, Broker and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches, tract maps, measurements and dimensions are approximate.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusively the agents of Seller and do not represent any Buyer.

**CONDUCT OF AUCTION:** The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

**CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. **OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

**SELLER:** Wilder Corporation of Delaware



# SCHRADER

Real Estate and Auction Company, Inc.

950 North Liberty Drive Columbia City, IN 46725

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DECEMBER 2016						
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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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8,178<sup>±</sup> Cropland Acres  
(FSA)

**ILLINOIS AUCTIONEER:**

Rex D. Schrader II #441.001031, Illinois Managing  
Broker #471.006686  
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SELLER: Wilder Corporation of Delaware

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