

Near Erie, Illinois
Whiteside County

- 10 Miles West of Prophetstown
- 25 Miles N.E. of Quad Cities
- 130 Miles West of Downtown Chicago

MAJOR ILLINOIS FARMLAND AUCTION

POSSESSION FOR THE 2012 CROP YEAR!

- 1,279± Cropland Acres
- Productive Soils
- Frontage on I-88
- Investment Potential
- Large Contiguous Tracts
- Tracts from 25 to 385 Acres



1,322± Acres
Offered in 9 Tracts

SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709
SchraderAuction.com

ONLINE BIDDING AVAILABLE

WEDNESDAY, MARCH 21ST • 6PM CDT
At the Erie High School - Erie, IL

Bid your price on the tract or combination of tracts that fit your needs!

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1,322± Acres

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Real Estate and Auction Company, Inc.

SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
AUCTIONEER: Rex Schrader #441.000252, Broker #475.091834
Schrader Real Estate & Auction Company, Inc. #444.000158

MARCH 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	20	21	22	23	24
25	26	27	28	29	30	31

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MAJOR ILLINOIS FARMLAND

1,322± ACRES AUCTION

1,279± Cropland Acres • Productive Soils

WEDNESDAY, MARCH 21ST • 6PM CDT



Tracts 1-5

Tracts 6-9

AUCTION LOCATION: The Erie High School Commons, 435 6th Ave., Erie, IL. From I-88 Exit 18, 20 miles west of Rock Falls, travel south on Hwy 13/Albany Road 2.6 miles to downtown Erie. Turn right on Main Street and travel 0.2 miles to 5th Ave/Albany Road. Turn left on 5th Ave and travel 0.3 miles to 5th Street (across from Casey's). Turn left on 5th Street and travel one block to 6th Ave. Turn right on 6th Ave and enter the parking lot on your left.

PROPERTY LOCATION: From I-88 Exit 18, 20 miles west of Rock Falls, travel south on Hwy 13/Albany Road 2.4 miles to 12th Street. Turn right on 12th Street and travel 0.2 miles to 7th Ave. Turn right on 7th Ave and continue 0.5 miles to Cordova Rd. Continue straight onto Cordova Rd and drive 2.6 miles to the property (Tract 1) on the left side of the road.

TRACT DESCRIPTIONS:

NOTE: All tracts in this auction have access from Cordova Road/County Highway 25. Approximate tillable acreage data provided by Agridata, Inc. and based on FSA field boundaries.

TRACT 1: 150± Acres of highly productive farmland along I-88. Primarily Titus and Beaucoup soils. Approximately 144 acres tillable.

NOTE: Consider combining Tracts 2 – 5 for 577± contiguous acres!

TRACT 2: 38± Acres mostly tillable farmland composed of Titus and Beaucoup soils. A great investment with small acreage and high productivity!

TRACT 3: 175± Acres of productive land along I-88. Mostly Ambraw and Beaucoup soils. Nice, flat field.

TRACT 4: 180± Acres of prime, flat Illinois farmland. Primarily Beaucoup and Titus soils. Buy to farm or as an excellent investment! Open drainage ditch along the west side between Tract 4 and Tract 5.

TRACT 5: 184± Acres of productive tillable land. Mostly Ambraw, Beaucoup and Titus soils. Open drainage ditch along the east side.

NOTE: Consider combining Tracts 6 – 9 for 595± contiguous acres!

TRACT 6: 30± Acres with approximately 27 acres tillable. Mostly Ambraw and Zumbro soils.

TRACT 7: 25± Acres including the 50'x120' machine shed, (2) bins w/43,000 bu total storage, and hay field.

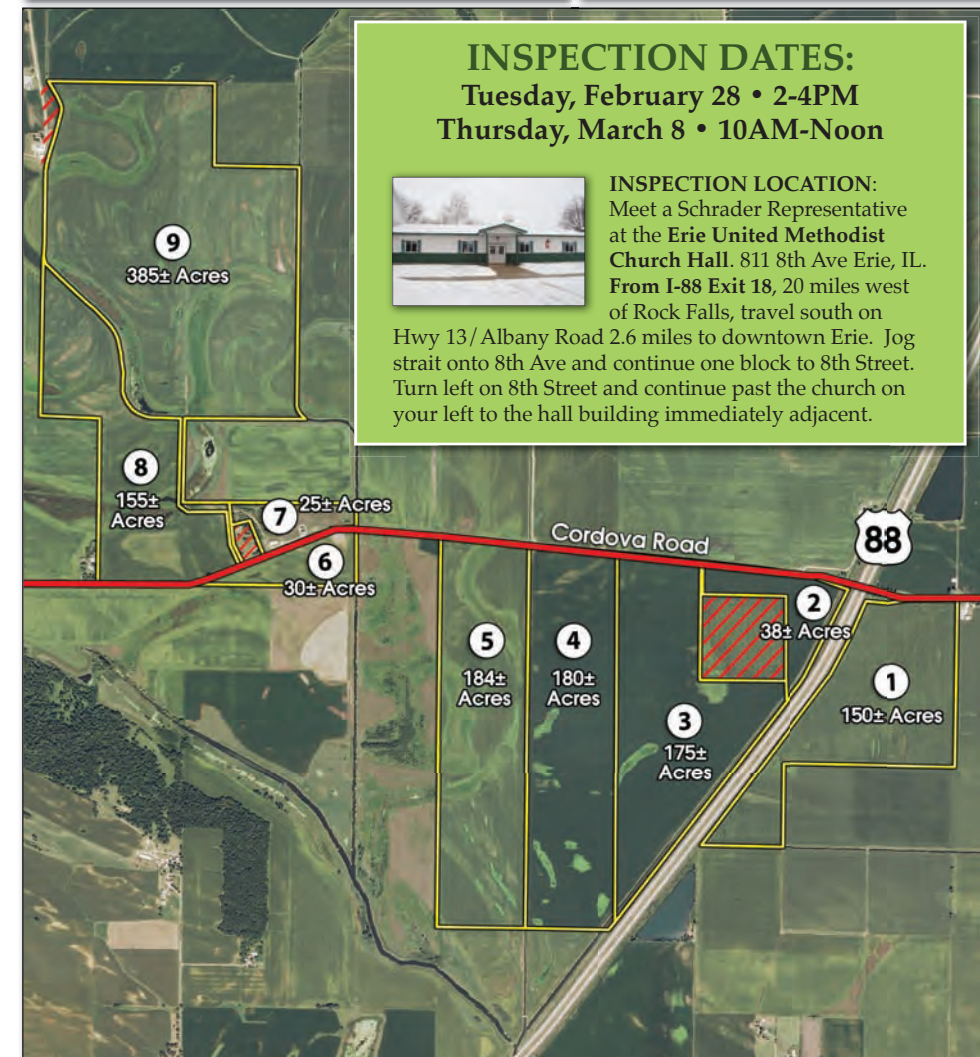
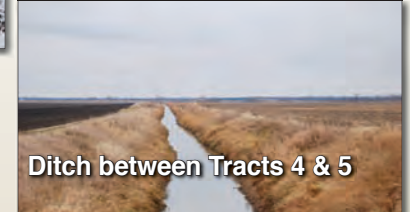
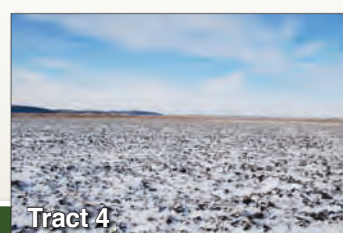
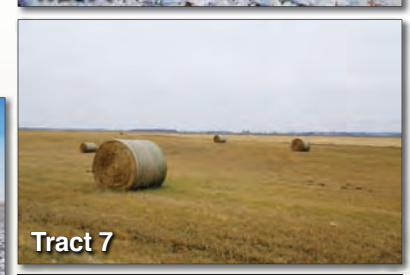
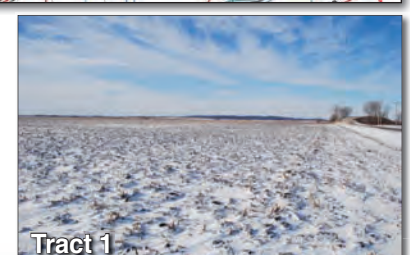
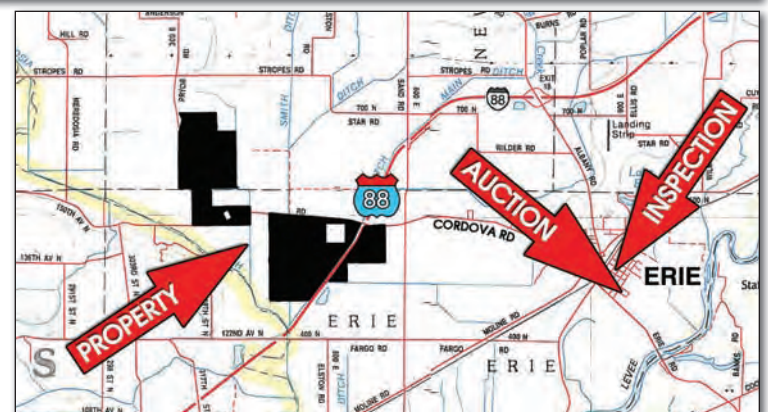
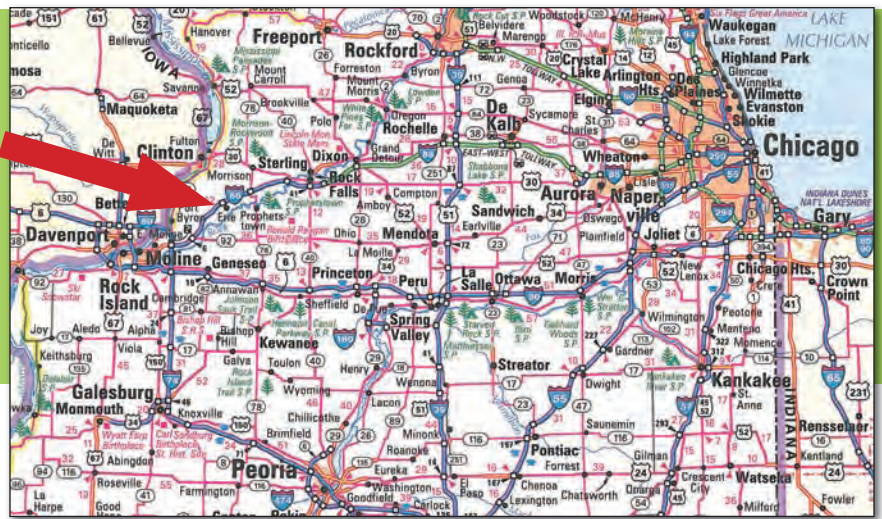
TRACT 8: 155± Acres productive land with approximately 130 acres tillable. 19.9 acres in CRP paying \$2,863 annually through 2019. Mostly Ambraw and Riley soils.

TRACT 9: 385± Acres productive land with approximately 354 tillable acres. There are 24.8 acres in CRP paying \$3,349 annually through 2019. Property shall be accessed via a 66' wide owned right-of-way down to the County Road. Mostly Beaucoup and Riley soils.

AUCTION MANAGER: RD Schrader 800-451-2709

ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register by **March 14th** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.



INSPECTION DATES:
Tuesday, February 28 • 2-4PM
Thursday, March 8 • 10AM-Noon

INSPECTION LOCATION:
Meet a Schrader Representative at the Erie United Methodist Church Hall, 811 8th Ave Erie, IL. From I-88 Exit 18, 20 miles west of Rock Falls, travel south on Hwy 13/Albany Road 2.6 miles to downtown Erie. Jog straight onto 8th Ave and continue one block to 8th Street. Turn left on 8th Street and continue past the church on your left to the hall building immediately adjacent.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The Properties will be offered in 9 individual tracts, any combination of tracts and as a total 1322± acres. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction 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. Immediate possession for agriculture purposes will be available for an additional 10% down payment. **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 PRICES: All final bid prices are subject to the Sellers' acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a deed sufficient to convey insurance title to the real estate. 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 Sellers expense an updated Owner's Policy of Title Insurance prior to closing.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

POSSESSION: Possession is at closing, subject to former tenant's right to occupy and possess the grain bins until July 1, 2012. Immediate possession for farming operation purposes with an additional 10% earnest money deposit (total of 20%) and inclusion of Seller as an additional insured on insurance policy reasonably acceptable to Seller.

REAL ESTATE TAXES: Buyer shall assume 2012 calendar year taxes due in 2013.

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 or where Seller otherwise determines a survey is appropriate. 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. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

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 agricultural purposes, and any construction on the property may require county approval.

CRP: There are CRP contracts pertaining to Tracts 8 and 9. Buyers shall assume these CRP contracts and assume all responsibility and benefits.

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 have 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.

EASEMENTS: Subject to any and all existing easements.

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.

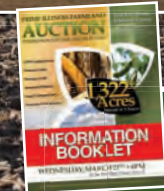
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

STOCK PHOTOGRAPHY: Some crop photos are for illustrative purposes only and were not taken on the property.

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.

OWNER: Proventus, LLC and Proventus II, LLC



Contact Auction Company for a detailed information booklet including FSA Summaries, Soil Maps, Assessments, Tax Info. and other information.