

SOUTHEAST OF DECATUR, ILLINOIS • MOULTRIE COUNTY

ILLINOIS FARMLAND

AUCTION

462<sup>±</sup> Acres  
In 5 Tracts



- All Contiguous - Mostly Cropland Acres
- Excellent Drummer, Milford & Flanagan Soils
- Great Investment Opportunity

ONLINE BIDDING AVAILABLE 

1 Hour South of Champaign, IL • 40 Minutes Southeast of Decatur, IL

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

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

Thursday, August 9 • 2:00pm

Held at Yoder's Country Kitchen, 1195 E. Columbia Rt. 133, Arthur, IL

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AUGUST 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	

**SCHRADER**  
Real Estate and Auction Company, Inc.  
950 N. Liberty Dr., Columbia City, IN 46725  
Auctioneer: Rex Schrader #441.000252,  
Broker #475.091834  
Schrader Real Estate & Auction Company, Inc.  
#444.000158



SOUTHEAST OF DECATUR, ILLINOIS  
MOULTRIE COUNTY

462<sup>±</sup> Acres

ILLINOIS FARMLAND

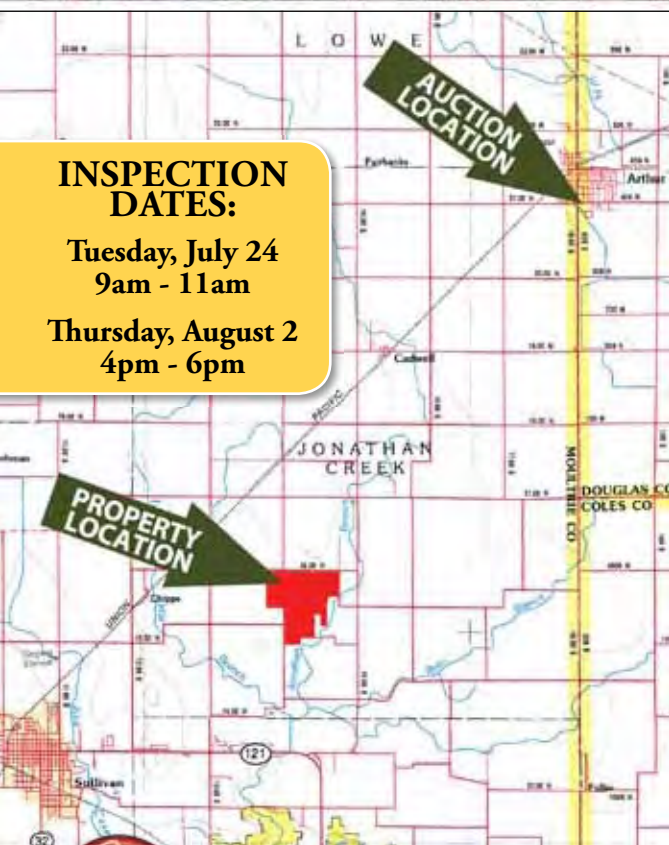
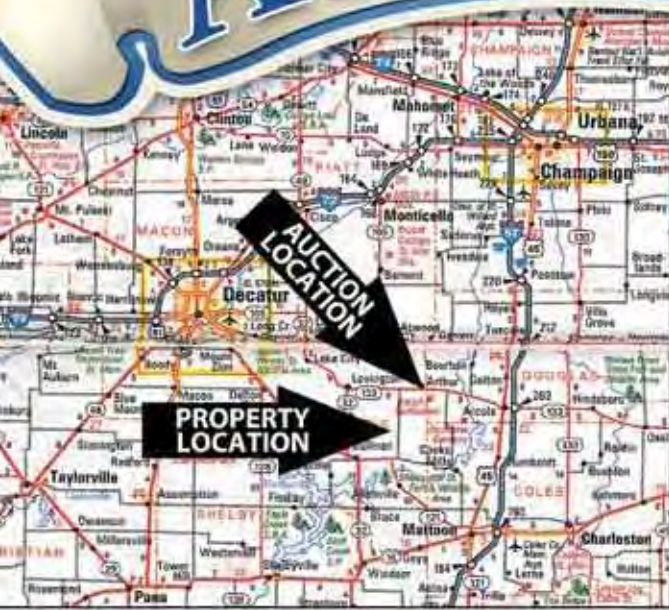
Follow Us:   

Held at Yoder's Country Kitchen - Arthur, IL

# ILLINOIS FARMLAND AUCTION 462<sup>±</sup> Acres

In 5 Tracts

Thursday, August 9 • 2:00pm



### INSPECTION DATES:

Tuesday, July 24  
9am - 11am

Thursday, August 2  
4pm - 6pm

### AUCTION LOCATION:

Arthur, IL at Yoder's Country Kitchen (1195 E. Columbia Rt. 133, Arthur, IL).  
1 hour south ofampaign, IL • 40 minutes southeast of Decatur, IL

### PROPERTY LOCATION:

From Arthur, IL travel west on Highway 133 for 3 miles until CR 1550 E (Jonathan Creek Road) turn left (south) 5 miles to CR 1600 N turn west (right) go 2 miles until you reach the property.

### TRACT DESCRIPTIONS:

**TRACT 1: 165.5± acres** with a high percentage of tillable acres including excellent road frontage on CR 1600 N. Extremely productive soils including Drummer, Milford, and Flanagan.

**TRACT 2: 160± acres** with primarily all tillable soils. Excellent drainage ability. Great access to CR 1600 N and CR 1400 E.

**TRACT 3: 80.6± acres** with approximately 77± acres tillable. This farm has access to a ditch making for outstanding drainage.

**TRACT 4: 41± acres.** This piece includes Dana and Senachwine soils. Great opportunity!

**TRACT 5: 15± acres** of excellent farmland with access to both CR 1525 N and CR 1500 N.

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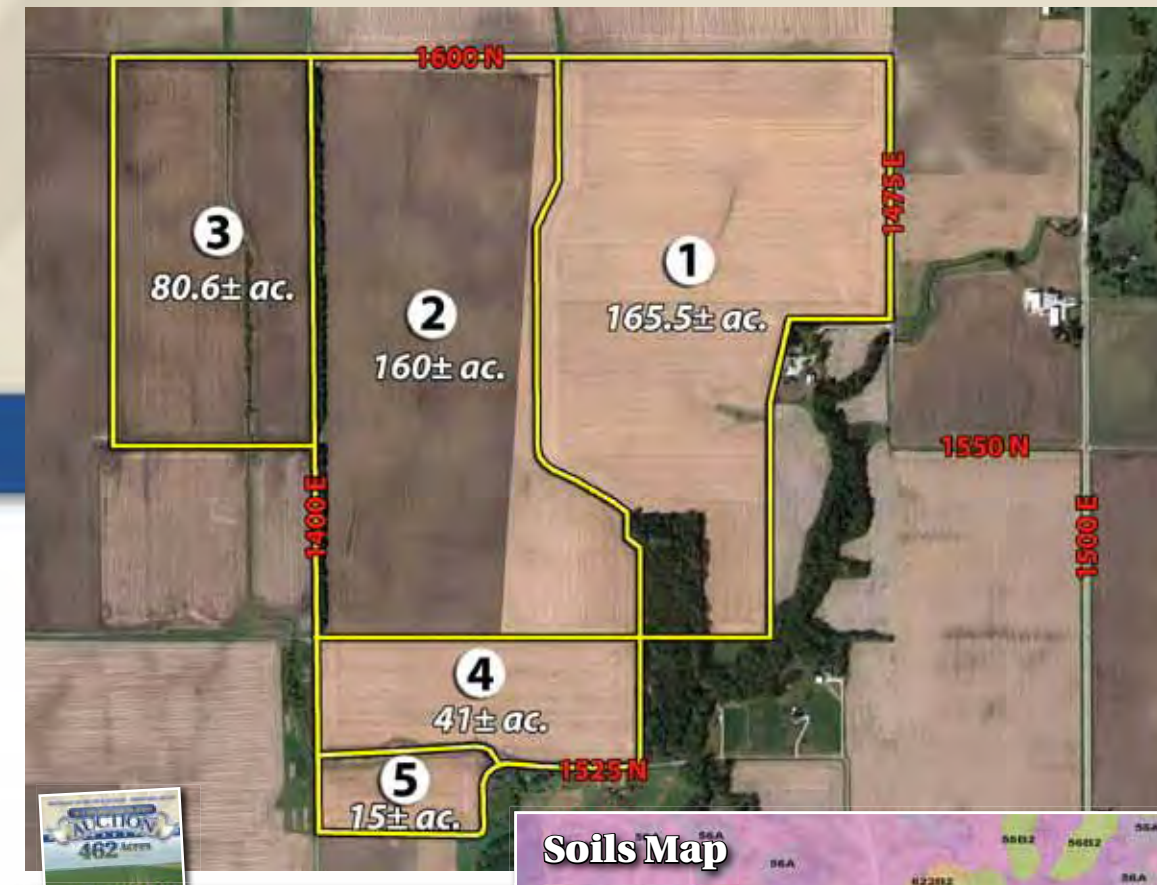
Large Fields



1600 N Frontage

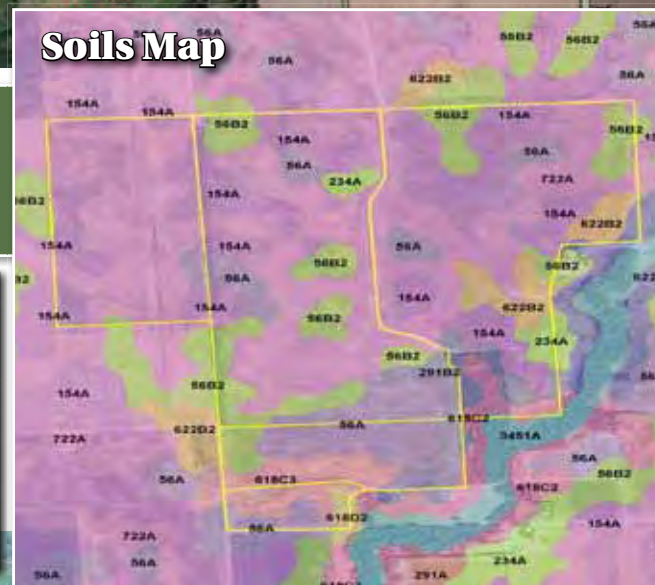


Productive Land



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

SOIL TYPES				
Code	Soil	Approx. Acres	Percentage of Field	CPI
722A	Drummer-Milford	165.0	38.8%	137
154A	Flanagan	99.9	23.5%	144
56A	Dana	52.4	12.3%	131
56B2	Dana	46.9	11.0%	124
291B2	Xenia	16.8	3.9%	112
618C3	Senachwine	16.5	3.9%	92
622B2	Wyanet	15.9	3.7%	114
234A	Sunbury	6.7	1.6%	131



JOIN SCHRADER AUCTION COMPANY  
FRIDAY, AUGUST 10<sup>TH</sup> — FOR 284± ACRES • HENRY CO., IL

### AUCTION TERMS & CONDITIONS

**PROCEDURE:** The Properties will be offered in 5 individual tracts, any combination of tracts and as a total 462± 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 Seller's 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 Seller's 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 insured closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession is at closing, subject to tenant's rights through December 31, 2012.

**REAL ESTATE TAXES:** Buyer shall assume 2013 calendar year taxes due in 2014.

**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. 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.

**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 II, LLC

### ONLINE BIDDING

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