

ANNAWAN, ILLINOIS

HENRY COUNTY

ILLINOIS FARMLAND

AUCTION

284[±] Acres
In 5 Tracts



INFORMATION BOOKLET

120 Miles West of Chicago • 13 Miles East of Geneseo • 60 Miles North of Peoria



SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709 | SchraderAuction.com

Friday, August 10 • 9:00am

Held at the Annawan Best Western

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

INFORMATION BOOKLET INDEX

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(Tax Parcel Maps, Tax Bills, Taxes Summary)
- FSA Information (Aerials & EZ156 Forms)
- CRP Contracts
- Preliminary Title Work
- Individual Tract Information

Contact Auction Company for Existing Lease Information.



BIDDER PRE-REGISTRATION FORM

284 ACRES – HENRY COUNTY, ILLINOIS

FRIDAY, AUGUST 10, 2012

This form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725

Fax # 260-244-4431, no later than Friday, August 3, 2012.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in?

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
284 Acres • Henry County, Illinois
Friday, August 10, 2012

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate & Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Friday, August 10, 2012 at 9:00 a.m. (CDT).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate & Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate & Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate & Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate & Auction, Co., Inc. per the instructions enclosed with the Bidder's Package. I understand that my deposit money will be returned in full if I am not the

successful high bidder on any tract or combination of tracts. My bank routing number and bank account number is: _____ . (This for return of your deposit money). My bank name and address is:

7. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate & Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate & Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

8. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM (EST), Friday, August 3rd**. Send your deposit via wire transfer and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

WITNESS the following duly authorized signature and seal:

Registered Bidder's signature

Date

Printed Name

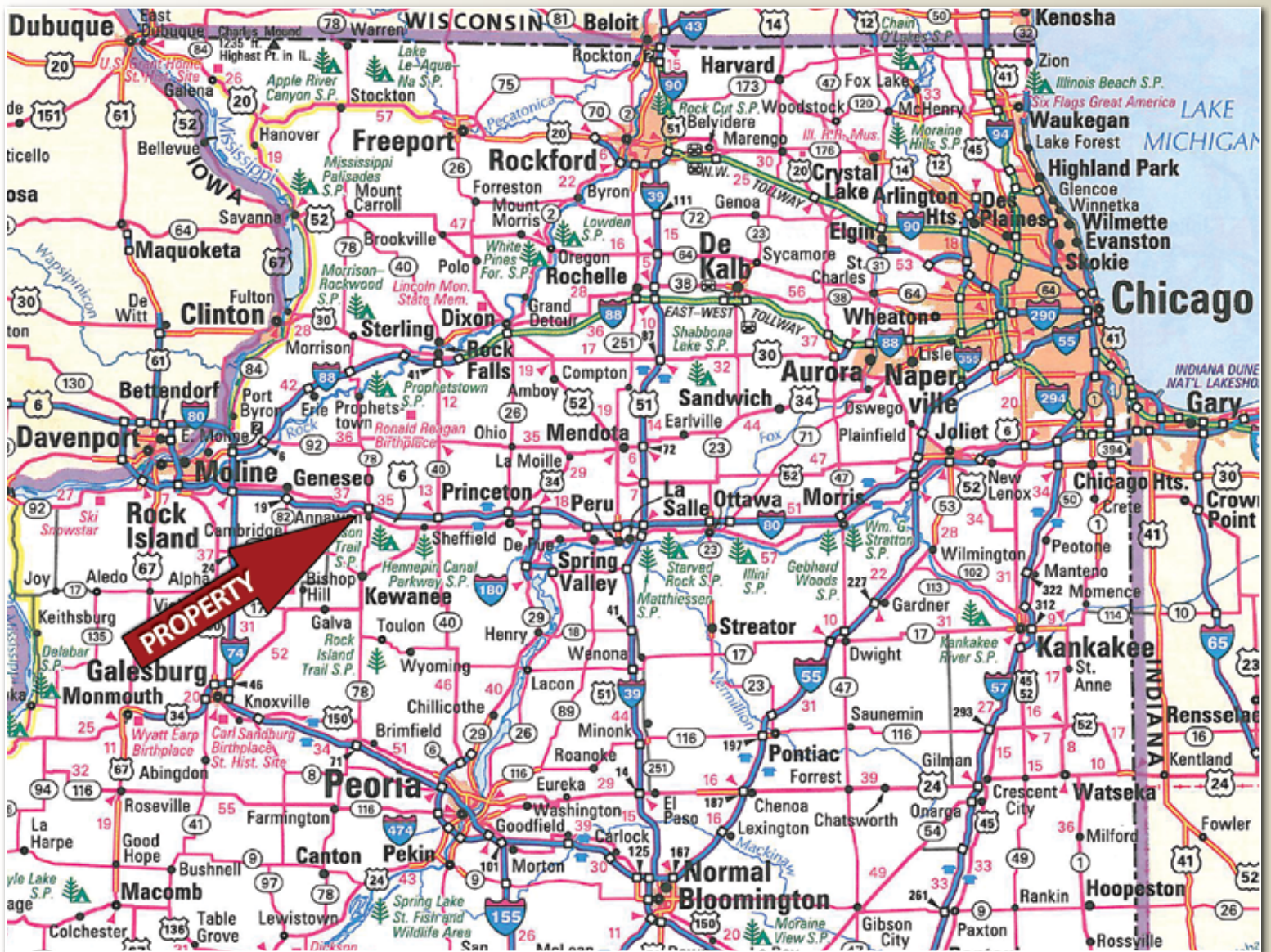
This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

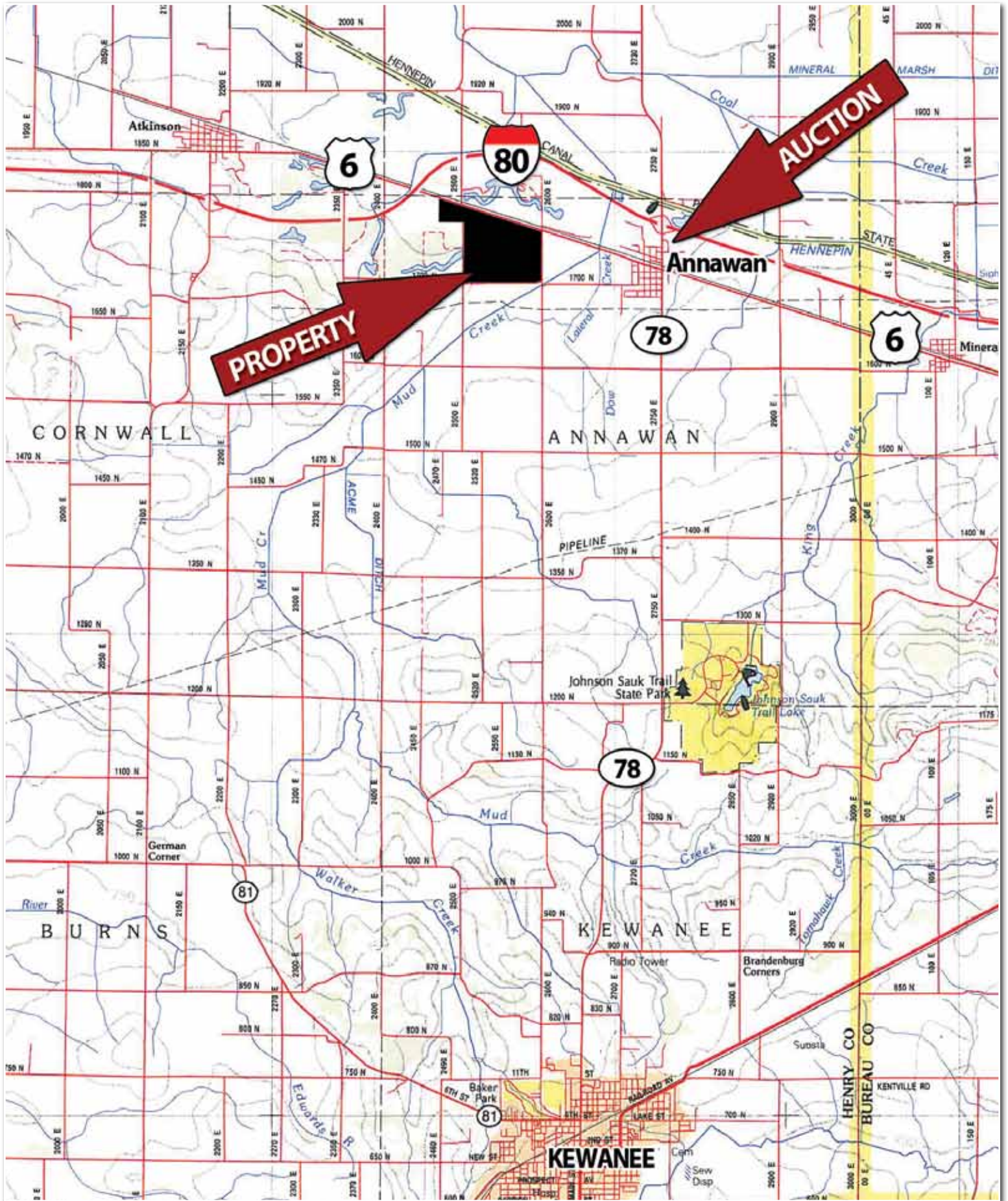
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com.

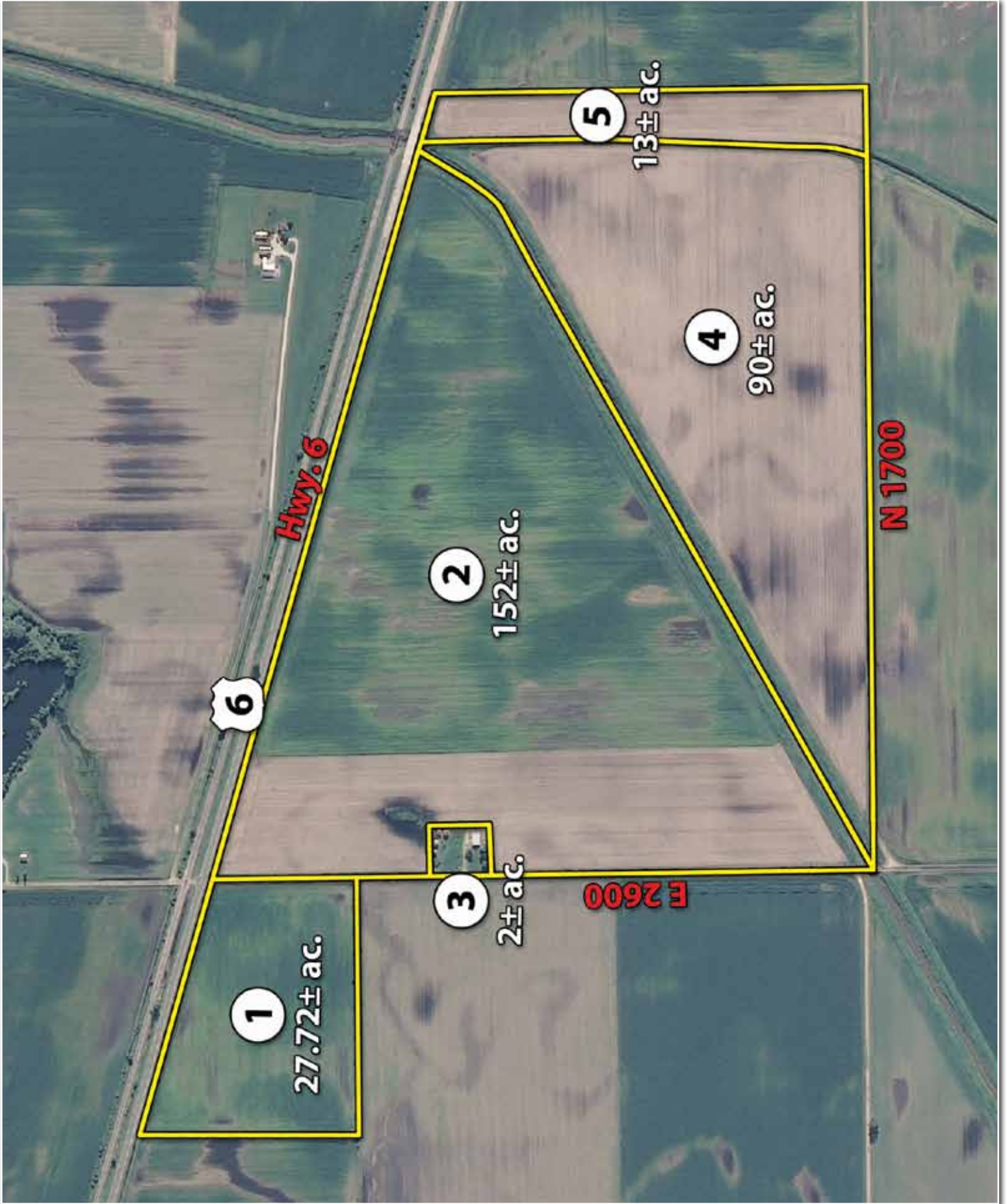
AREA & TRACT MAPS



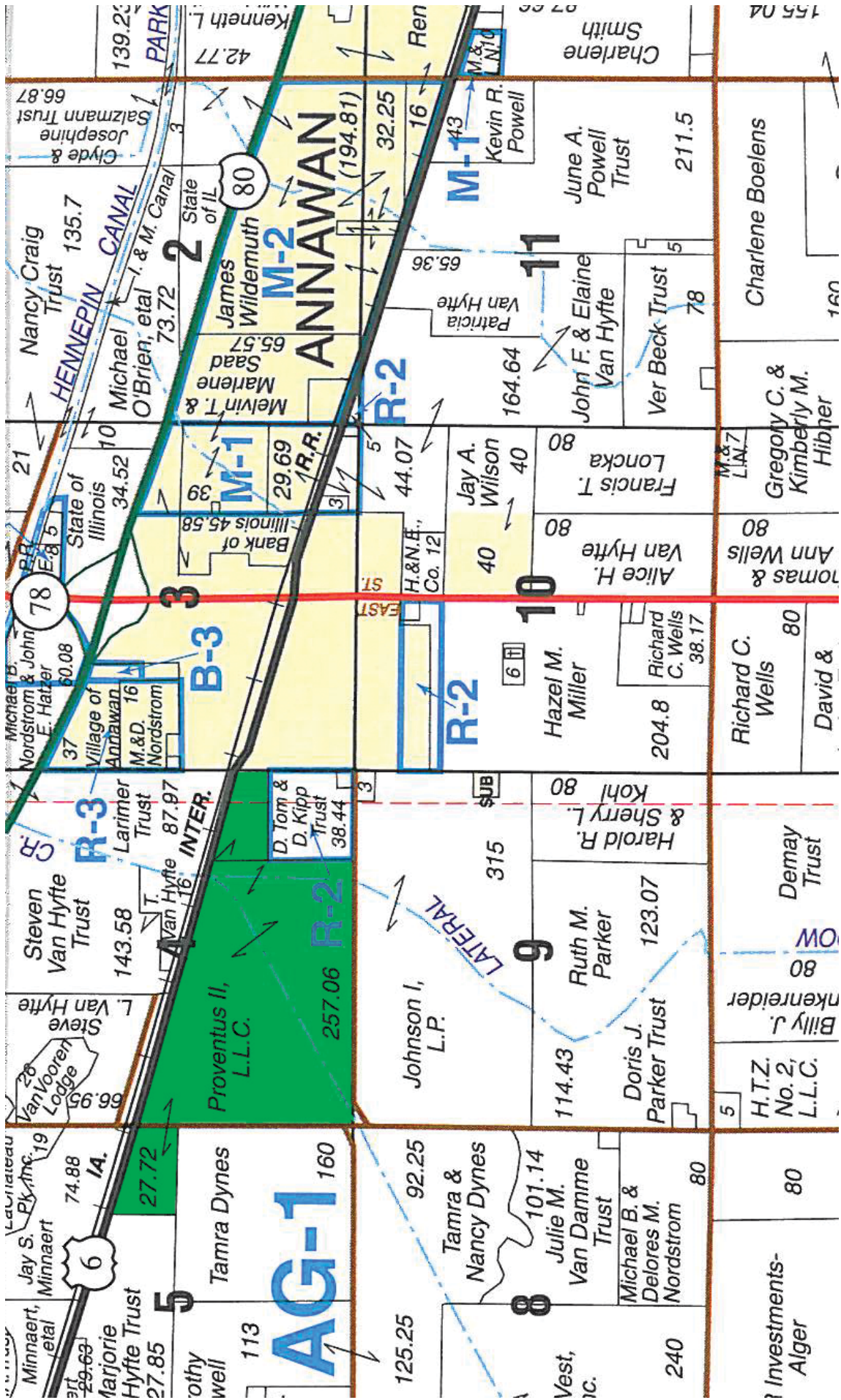
LOCATION MAP



TRACT MAP

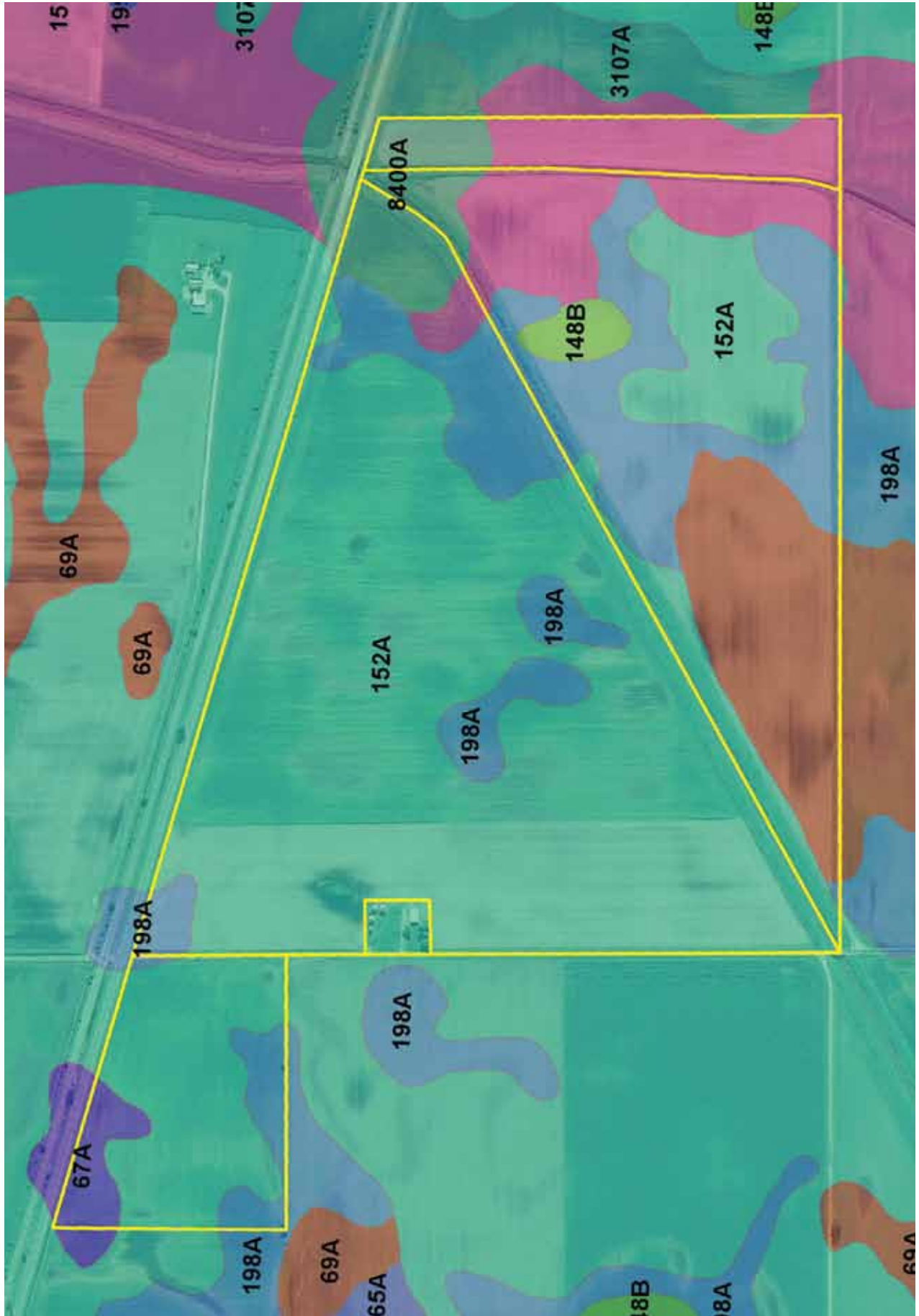


COUNTY PLAT MAP

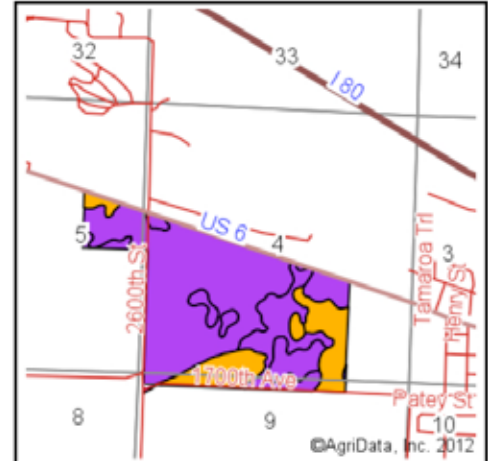
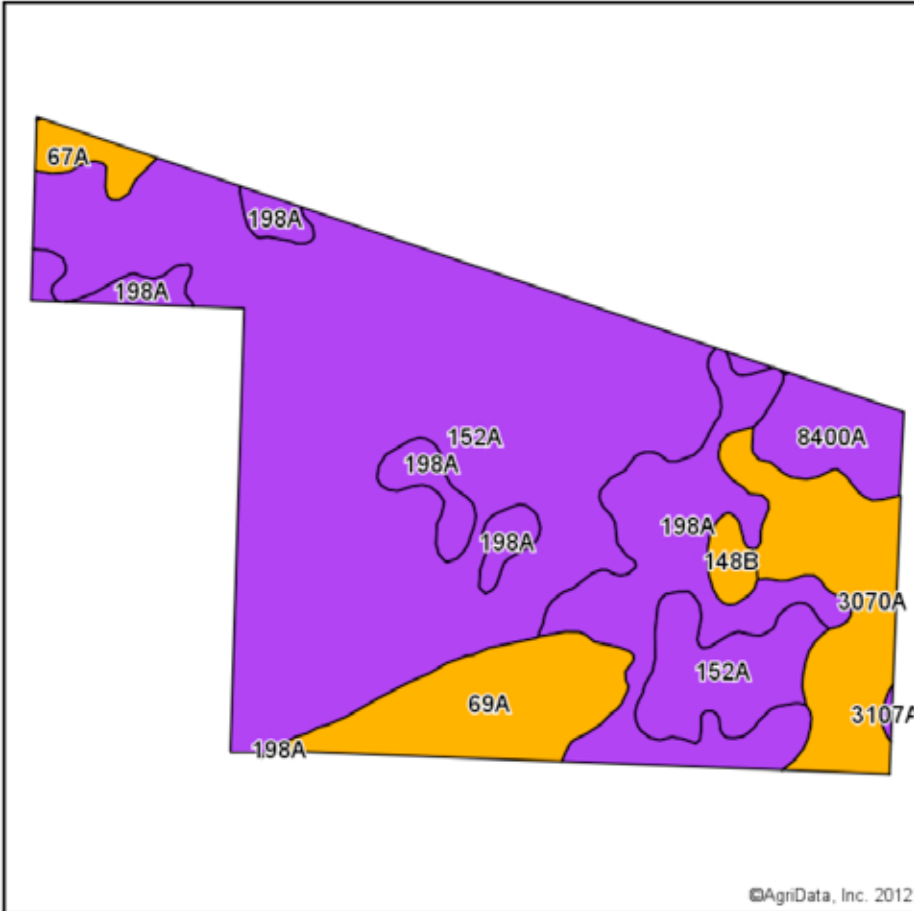


SOIL MAPS / SOIL TESTS

SOIL MAP



SURETY SOIL MAP



State: **Illinois**
 County: **Henry**
 Location: **4-16N-5E**
 Township: **Annawan**
 Acres: **287.4**
 Date: **6/19/2012**



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.

Maps provided by:
surety
 ©AgriData, Inc 2012
 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	172.6	60.1%		FAV	195	63	73	100	0	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	48.6	16.9%		FAV	197	61	74	94	0	0.00	5.77	143
3070A	Beaucoup silty clay loam, 0 to 2 percent slopes, frequently flooded	25.6	8.9%		FAV	176	58	69	90	0	0.00	5.39	132
69A	Milford silty clay loam, 0 to 2 percent slopes	22.7	7.9%		FAV	171	57	68	88	0	0.00	5.52	128
8400A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.9	3.8%		FAV	186	60	69	90	0	0.00	5.52	137
67A	Harpster silty clay loam, 0 to 2 percent slopes	3.9	1.3%		FAV	182	57	68	89	0	0.00	5.39	133
**148B	Proctor silt loam, 2 to 5 percent slopes	2.8	1.0%		FAV	**183	**57	**69	**98	0	**6.34	0.00	**134
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.3	0.1%		FAV	189	60	71	98	0	0.00	5.77	139
Weighted Average						191.1	61.5	72.2	96.6	0	0.06	5.57	141

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

SPARKS SOIL TESTS

Midwest Fertilizer Analysis - Henry 6

Net Acres: 262

Field	Net Acres	Test Date	% Farm	pH	P Level	P Goal	P Needed	K Level	K Goal	K Needed	Fertilizer needed to bring to Optimal levels			
											P2O5 Total	P2O5 per Acre	K2O Total	K2O per Acre
NW & NE	128	11/23/2009	49%	6.3	110	40	0	351	300	0	-	-	-	-
SE & Middle	127.4	4/16/2009	49%	6.5	90	40	0	295	300	5	-	-	2,548	20
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
Total:	255.4		97%	6.4	100.0			323.1			-	-	2,548	10

Sparks Soil Testing Laboratory

1200 N Kickapoo St PO Box 841

Lincoln, IL 62656

217-735-4233

217-732-4626



BY: _____

Customer: Farmland Management Services

Field: 5

Acres: 128

Description: Henry 6 NW & NE

Samples: 18

Date tested: 11/23/2009

County: Henry

Township: Annawan

Range:

Section: 4/5

Soil Test Report

<u>Sample ID</u>	<u>Sample #</u>	<u>Phw</u>	<u>Phb</u>	<u>P</u>	<u>P2</u>	<u>K</u>	<u>Ca</u>	<u>Mg</u>	<u>OM</u>	<u>CEC</u>	<u>%Ca</u>	<u>%Mg</u>	<u>%H</u>	<u>%K</u>
1	1	6.5		91		342	3826	786	2.8	13.8	69.4	23.8	3.6	3.2
2	2	6.6		152		304	4629	861	3.4	16.0	72.1	22.4	3.1	2.4
3	3	6.4		134		403	4581	812	3.4	16.4	70.0	20.7	6.1	3.2
4	4	6.4		164		537	4896	869	3.6	17.5	69.7	20.6	5.7	3.9
5	5	6.4		142		423	4722	882	3.6	17.0	69.4	21.6	5.9	3.2
6	6	6.0		75		338	4653	843	3.7	17.6	66.2	20.0	11.4	2.5
7	7	6.0		125		379	4608	818	3.5	17.4	66.2	19.6	11.5	2.8
8	8	6.2		114		325	4326	863	3.3	16.3	66.2	22.0	9.2	2.6
9	9	6.2		136		308	4824	865	3.6	17.6	68.7	20.5	8.5	2.2
10	10	6.4		59		299	4928	902	3.7	17.5	70.6	21.5	5.7	2.2
11	11	6.3		67		293	4741	817	3.5	16.6	71.3	20.5	6.0	2.3
12	12	6.4		76		443	4593	835	3.5	16.5	69.5	21.0	6.0	3.4
13	13	6.2		125		325	4827	863	3.6	17.6	68.6	20.5	8.5	2.4
14	14	6.4		69		293	4213	768	3.1	15.1	69.7	21.2	6.6	2.5
15	15	5.9		154		330	4231	792	3.7	16.8	63.0	19.6	14.9	2.5
16	16	6.1		86		325	5084	921	4.0	18.5	68.8	20.8	8.1	2.3
17	17	6.2		125		327	5239	904	4.1	18.8	69.7	20.1	8.0	2.2
18	18	5.9		86		329	4462	837	3.7	17.6	63.5	19.9	14.2	2.4
Averages		6.3	0.0	110	0	351	4632	847	3.5	16.9	68.5	20.9	7.9	2.7

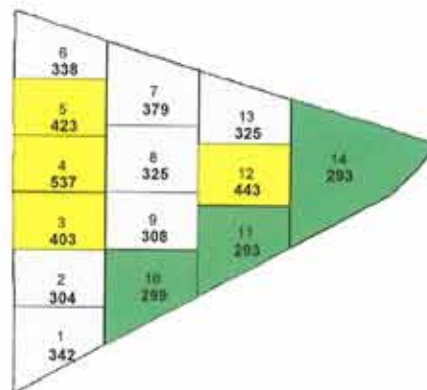
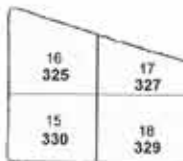
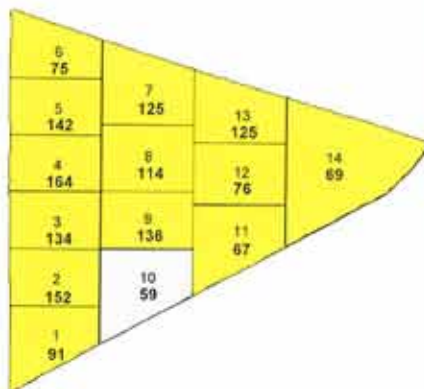
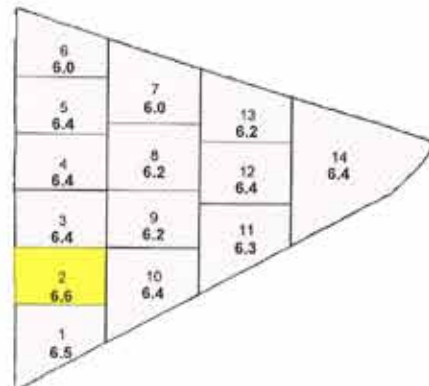
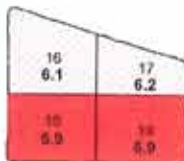
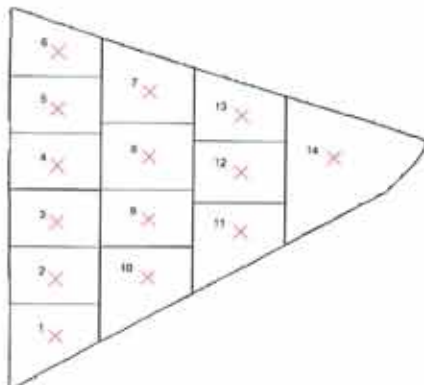
Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

Customer: Farmland Management Services
 Field: 5
 Description: Henry 6 NW & NE
 Acres: 128
 Maps: 5\Bse ; 5\PH ; 5\p ; 5\K ;

County: Henry
 Township: Annawan
 Range:
 Section: 4/5
 Date Tested: 11/23/2009



Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

Customer: Farmland Management Services
 Field: 5 (#25296)
 Description: Henry 6 NW & NE
 Acres: 128
 # of Samples: 18

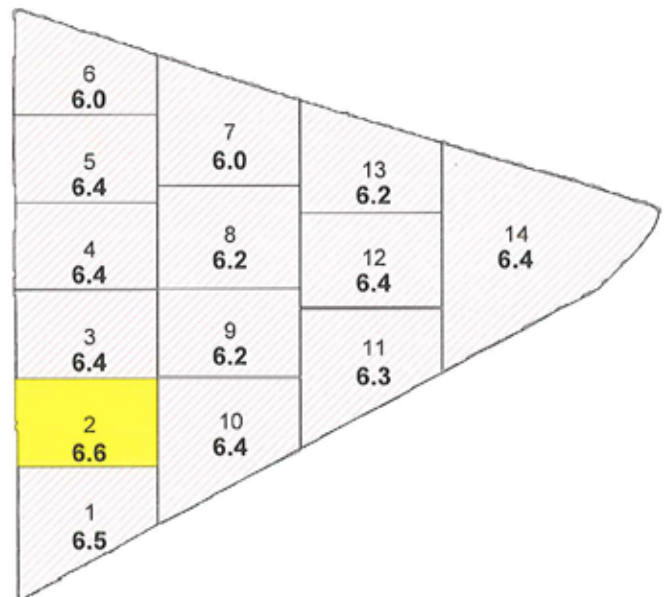
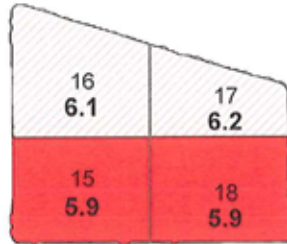
County: Henry
 Township: Annawan
 Range:
 Section: 4/5
 Date Tested: 11/23/2009

1 inch = 871 feet

PH Map

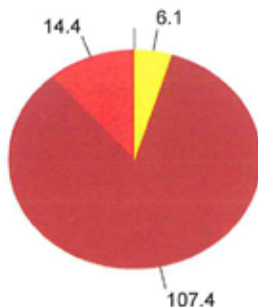
Legend	Avg.
Below 6.0	5.9
6.0 - 6.5	6.3
Above 6.5	6.6

The above legend is not necessarily indicative of what level of soil pH is needed in your field, but rather is a guideline for grouping like samples.

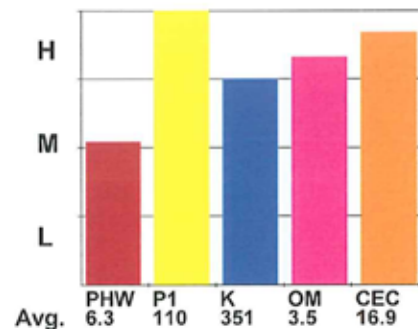


Field Average: 6.3
Total Map Acres: 127.9
Latitude: 41.4066
Longitude: 89.9394
Grid Size: 410nsX660ew

BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



Sparks Soil Testing Lab

Lincoln, IL 62656
217-735-4233

Customer: Farmland Management Services
Field: 5 (#25296)
Description: Henry 6 NW & NE
Acres: 128
of Samples: 18

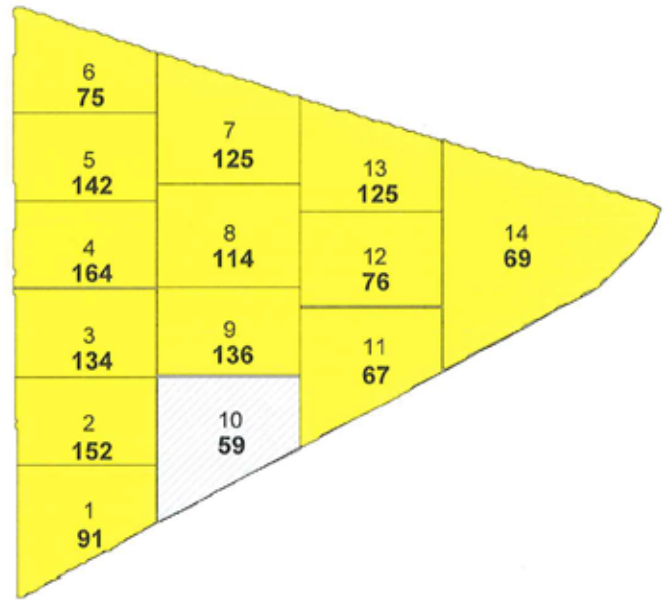
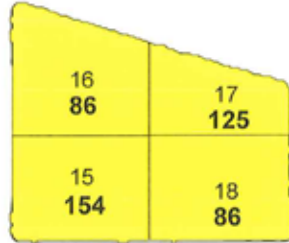
County: Henry
Township: Annawan
Range:
Section: 4/5
Date Tested: 11/23/2009

1 inch = 871 feet

P Map

Legend	Avg.
Below 40	
40 - 65	59.0
Above 65	113

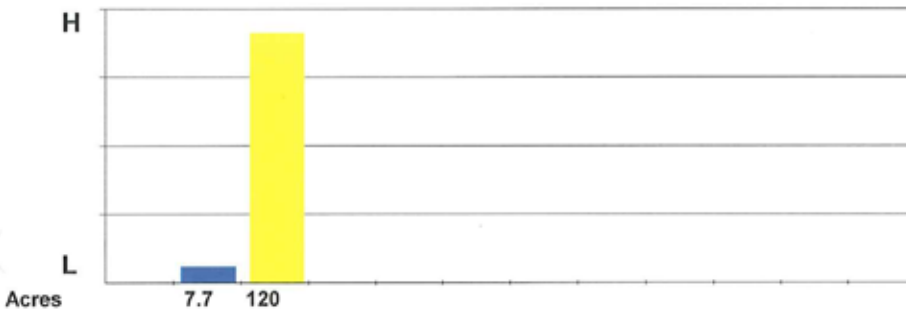
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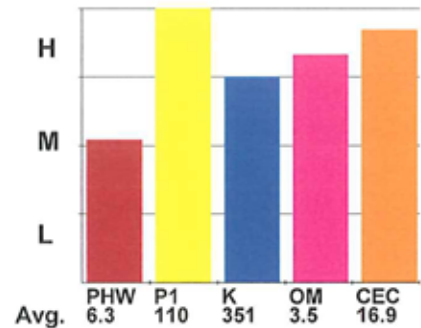
Field Average: 110.0
Total Map Acres: 128

Latitude: 41.4066
Longitude: 89.9394
Grid Size: 410nsX660ew

BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

Customer: Farmland Management Services

Field: 5 (#25296)

Description: Henry 6 NW & NE

Acres: 128

of Samples: 18

County: Henry

Township: Annawan

Range:

Section: 4/5

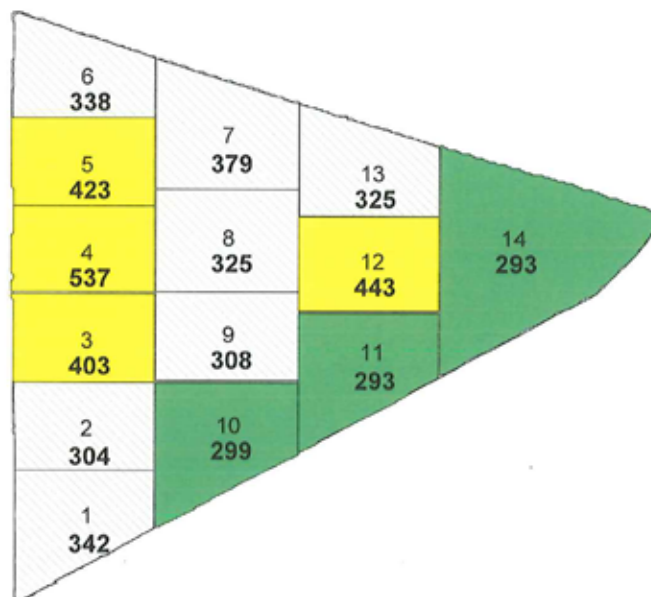
Date Tested: 11/23/2009

1 inch = 871 feet

K Map

Legend	Avg.
Below 300	295
301 - 400	330
Over 400	451

The above legend is not necessarily indicative of what level of potassium is needed in your field, but rather is a guideline for grouping like samples.



Field Average: 351.3

Total Map Acres: 128

Latitude: 41.4066

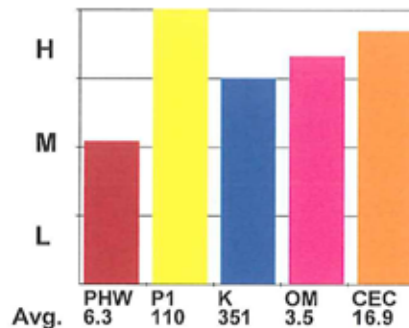
Longitude: 89.9394

Grid Size: 410nsX660ew

BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



Sparks Soil Testing Laboratory

1200 N Kickapoo St PO Box 841
 Lincoln, IL 62656
 217-735-4233
 217-732-4626



Customer: Farmland Management Services
 Field: 29
 Acres: 127.4
 Description: Henry 6 SE & Middle
 # Samples: 20

Date tested: 04/16/2010-----
 County: Henry
 Township: Annawan
 Range:
 Section: 4

Soil Test Report

Sample ID	Sample #	Phw	Phb	P	P2	K	Ca	Mg	OM	CEC	%Ca	%Mg	%H	%K
1	1	6.4		52		230	5780	1138	4.5	20.5	70.5	23.1	4.9	1.4
2	2	7.2		60		197	8212	1421	4.8	26.8	76.6	22.1	0.4	0.9
3	3	6.5		162		347	6285	1231	5.0	21.8	72.1	23.5	2.3	2.0
4	4	6.4		79		327	6159	1154	4.9	21.6	71.2	22.2	4.6	1.9
5	5	6.4		96		268	7084	1309	5.6	24.5	72.3	22.3	4.1	1.4
6	6	6.7		74		260	6235	1147	4.7	21.2	73.5	22.5	2.4	1.6
7	7	6.4		120		286	5963	1123	4.5	21.0	71.1	22.3	4.8	1.7
8	8	6.4		102		283	5887	1087	4.5	20.6	71.4	22.0	4.9	1.8
9	9	6.6		104		336	6021	1135	4.4	20.7	72.7	22.8	2.4	2.1
10	10	6.6		49		247	6238	1095	4.7	21.0	74.4	21.8	2.4	1.5
11	11	6.5		86		343	6530	1138	4.9	22.0	74.2	21.5	2.3	2.0
12	12	6.6		60		251	6741	1240	5.2	22.8	73.8	22.6	2.2	1.4
13	13	6.6		65		233	4924	854	3.5	16.7	73.9	21.3	3.0	1.8
14	14	6.5		40		200	4124	792	2.8	14.4	71.8	23.0	3.5	1.8
15	15	6.6		49		298	5992	1068	4.6	20.3	73.7	21.9	2.5	1.9
16	16	6.5		86		303	6508	1230	5.1	22.3	73.0	23.0	2.2	1.7
17	17	6.4		83		381	6134	1124	4.8	21.5	71.3	21.8	4.6	2.3
18	18	6.4		150		375	6084	1134	4.7	21.4	71.0	22.1	4.7	2.2
19	19	6.6		134		325	4520	841	3.2	15.7	71.9	22.3	3.2	2.7
20	20	6.6		156		402	4638	866	3.3	16.2	71.5	22.2	3.1	3.2
Averages		6.5	0.0	90	0	295	6003	1106	4.5	20.7	72.6	22.3	3.2	1.9

Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

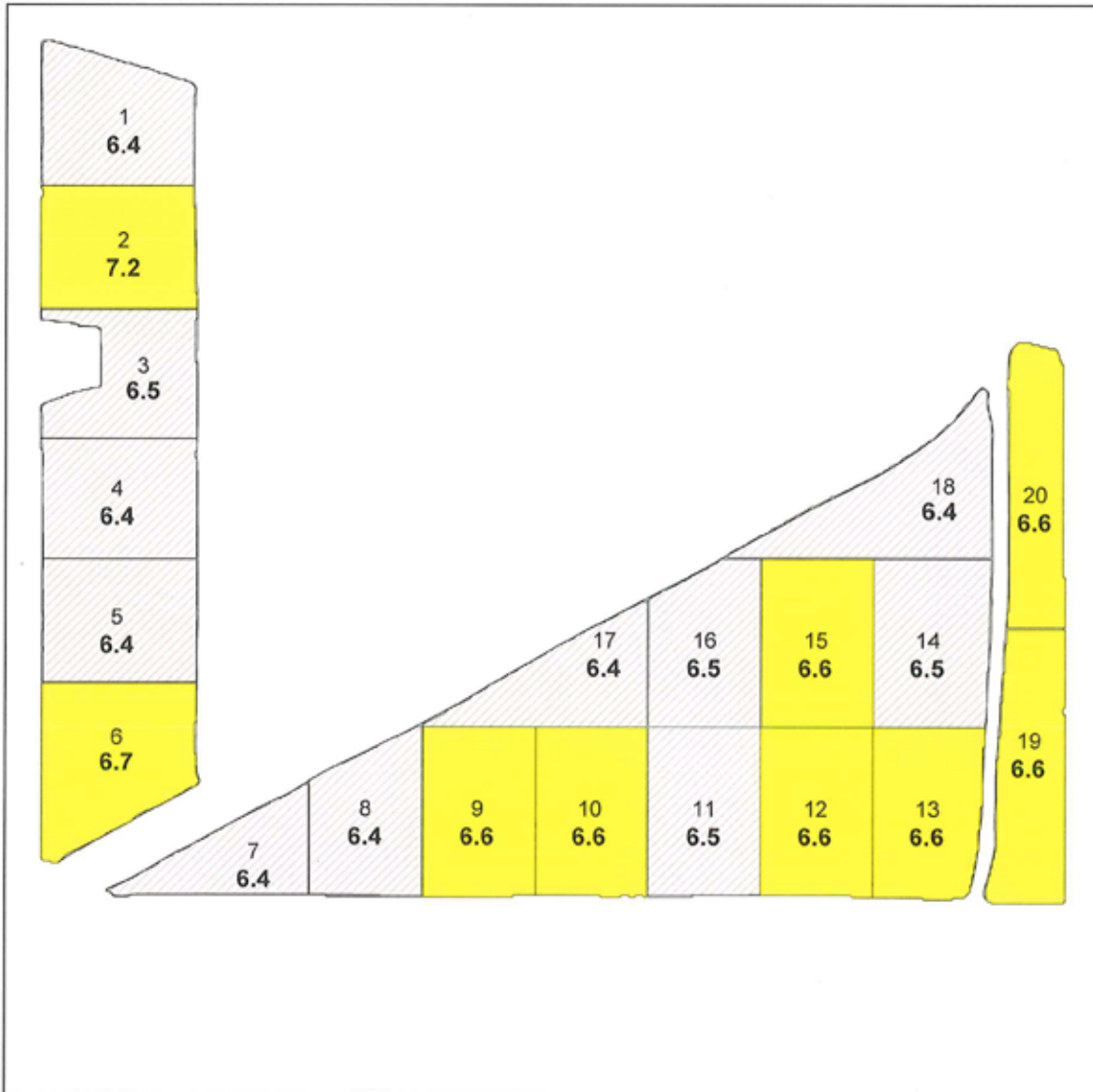
Customer: Farmland Management Services
 Field: 29 (#25759)
 Description: Henry 6 SE & Middle
 Acres: 127.4
 # of Samples: 20

County: Henry
 Township: Annawan
 Range:
 Section: 4
 Date Tested: 04/16/2010
 1 inch = 717 feet

PH Map

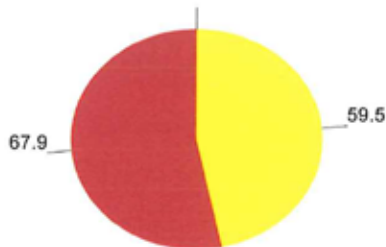
Legend	Avg.
 Below 6.0	
 6.0 - 6.5	6.4
 Above 6.5	6.7

The above legend is not necessarily indicative of what level of soil pH is needed in your field, but rather is a guideline for grouping like samples.

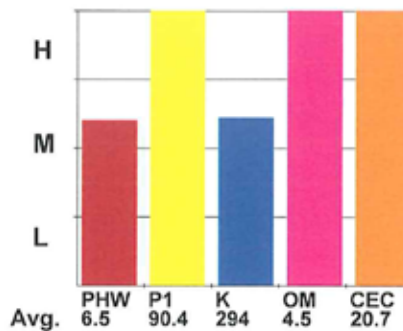


Field Average: 6.5
 Total Map Acres: 127.4
 Latitude: 41.4039
 Longitude: 89.9345
 Grid Size: 660nsX440ew

BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

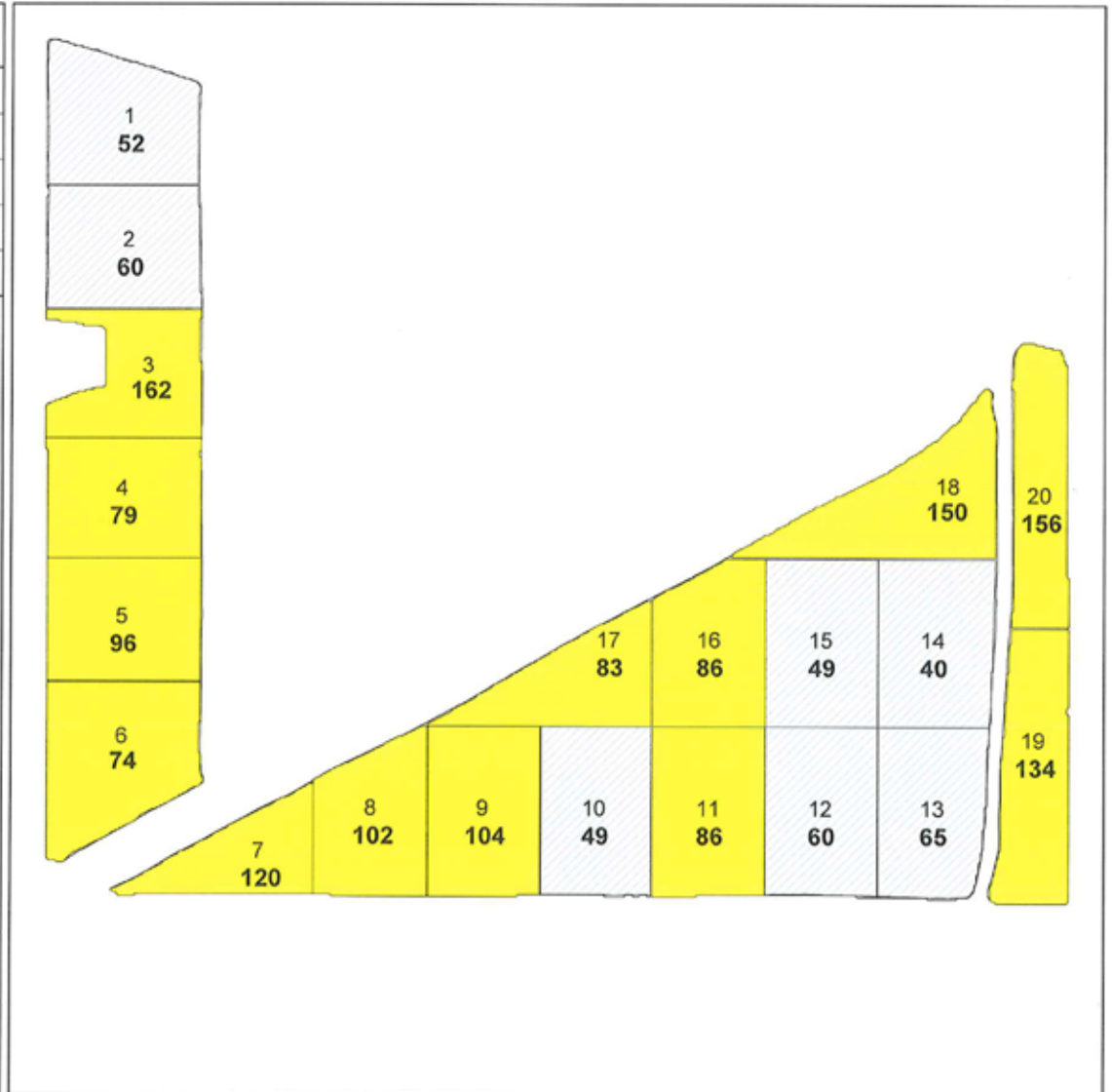
Customer: Farmland Management Services
 Field: 29 (#25759)
 Description: Henry 6 SE & Middle
 Acres: 127.4
 # of Samples: 20

County: Henry
 Township: Annawan
 Range:
 Section: 4
 Date Tested: 04/16/2010
 1 inch = 717 feet

P Map

Legend	Avg.
Below 40	
40 - 65	53.6
Above 65	110

The above legend is not necessarily indicative of what level of phosphorous is needed in your field, but rather is a guideline for grouping like samples.

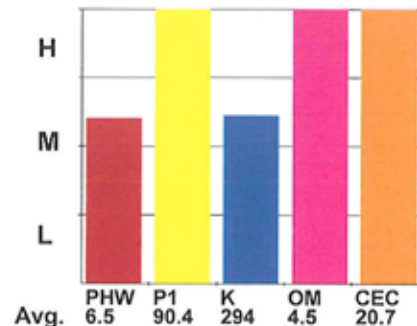


Field Average: 90.4
 Total Map Acres: 127.4
 Latitude: 41.4039
 Longitude: 89.9345
 Grid Size: 660nsX440ew

BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

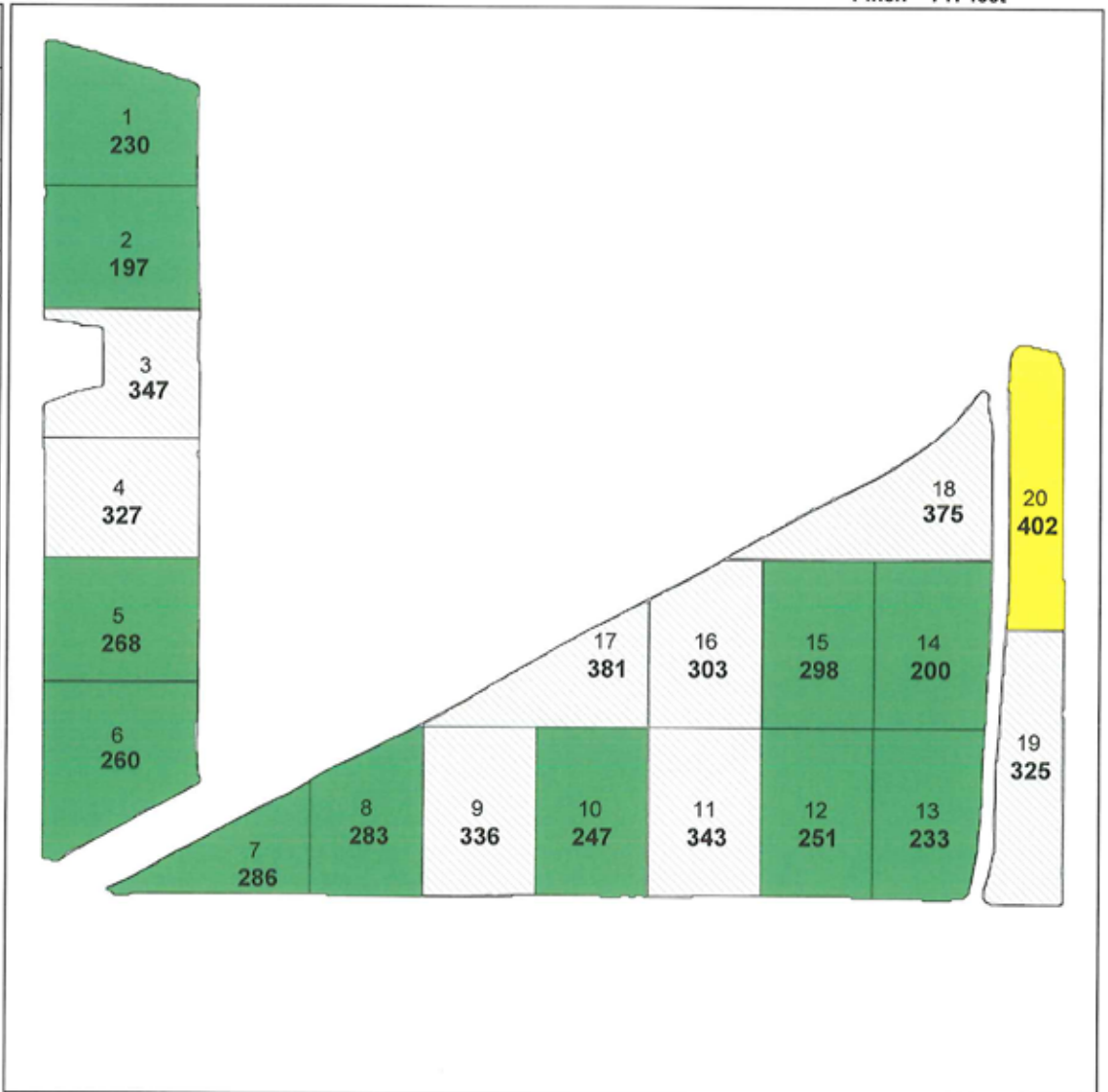
Customer: Farmland Management Services
 Field: 29 (#25759)
 Description: Henry 6 SE & Middle
 Acres: 127.4
 # of Samples: 20

County: Henry
 Township: Annawan
 Range:
 Section: 4
 Date Tested: 04/16/2010
 1 inch = 717 feet

K Map

Legend	Avg.
Below 300	250
301 - 400	342
Over 400	402

The above legend is not necessarily indicative of what level of potassium is needed in your field, but rather is a guideline for grouping like samples.



Field Average: 294.6

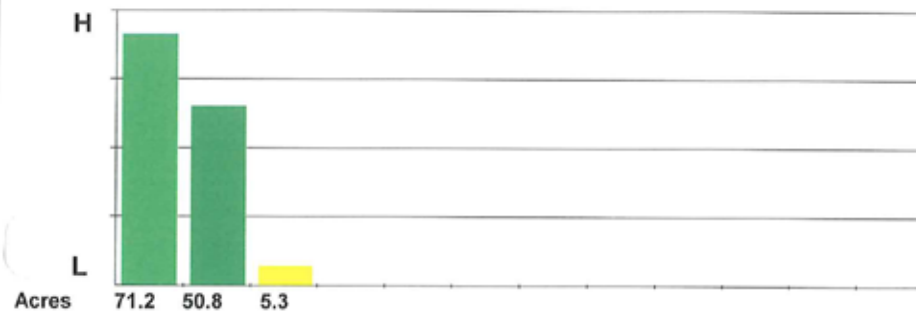
Total Map Acres: 127.3

Latitude: 41.4039

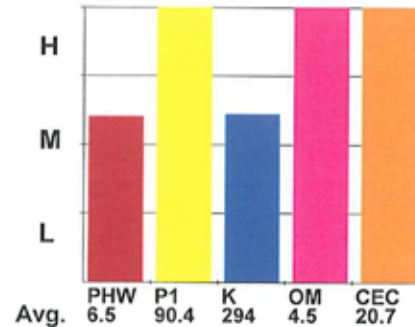
Longitude: 89.9345

Grid Size: 660nsX440ew

BREAKDOWN OF FIELD ACRES



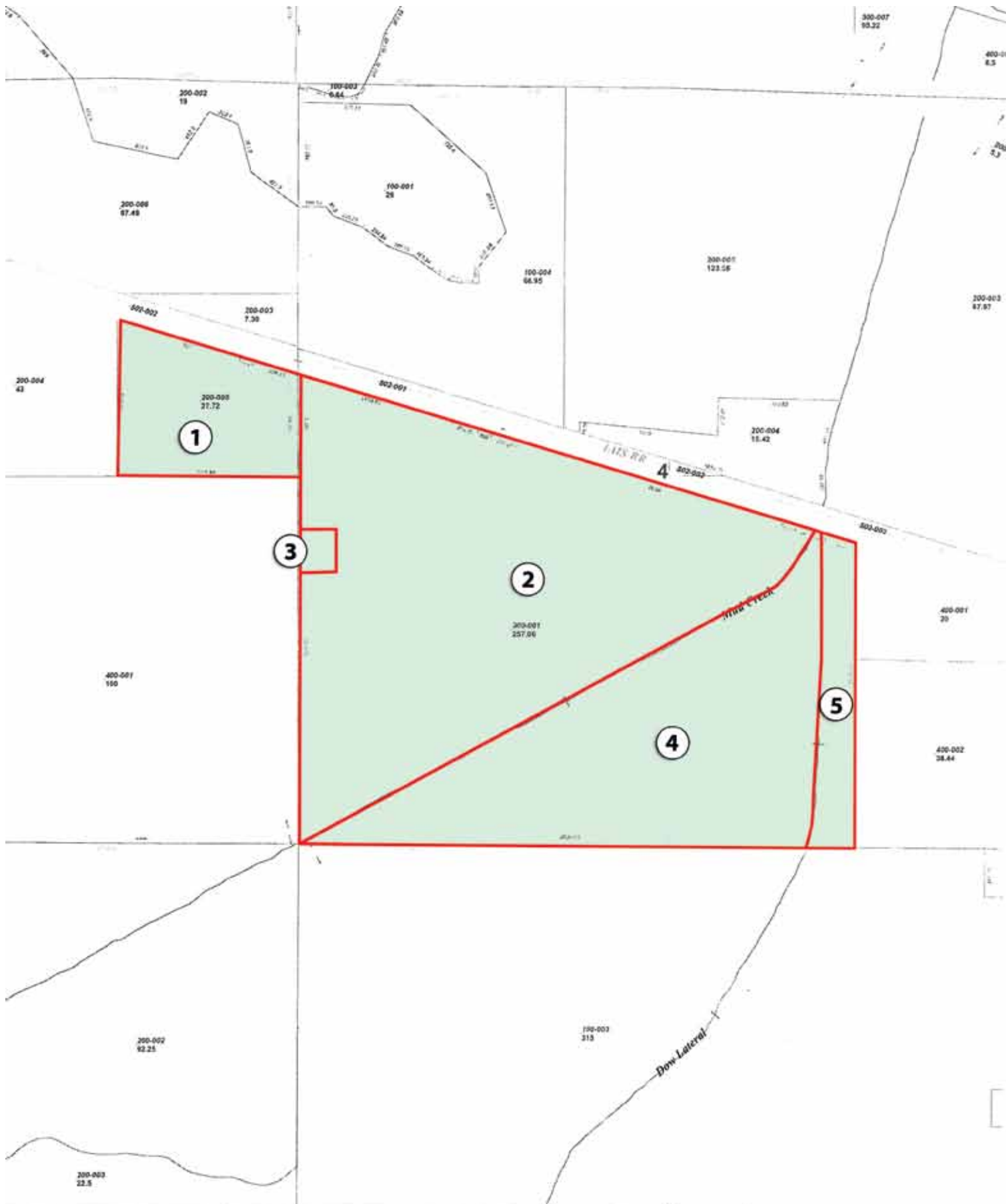
FIELD NUTRIENT SUMMARY



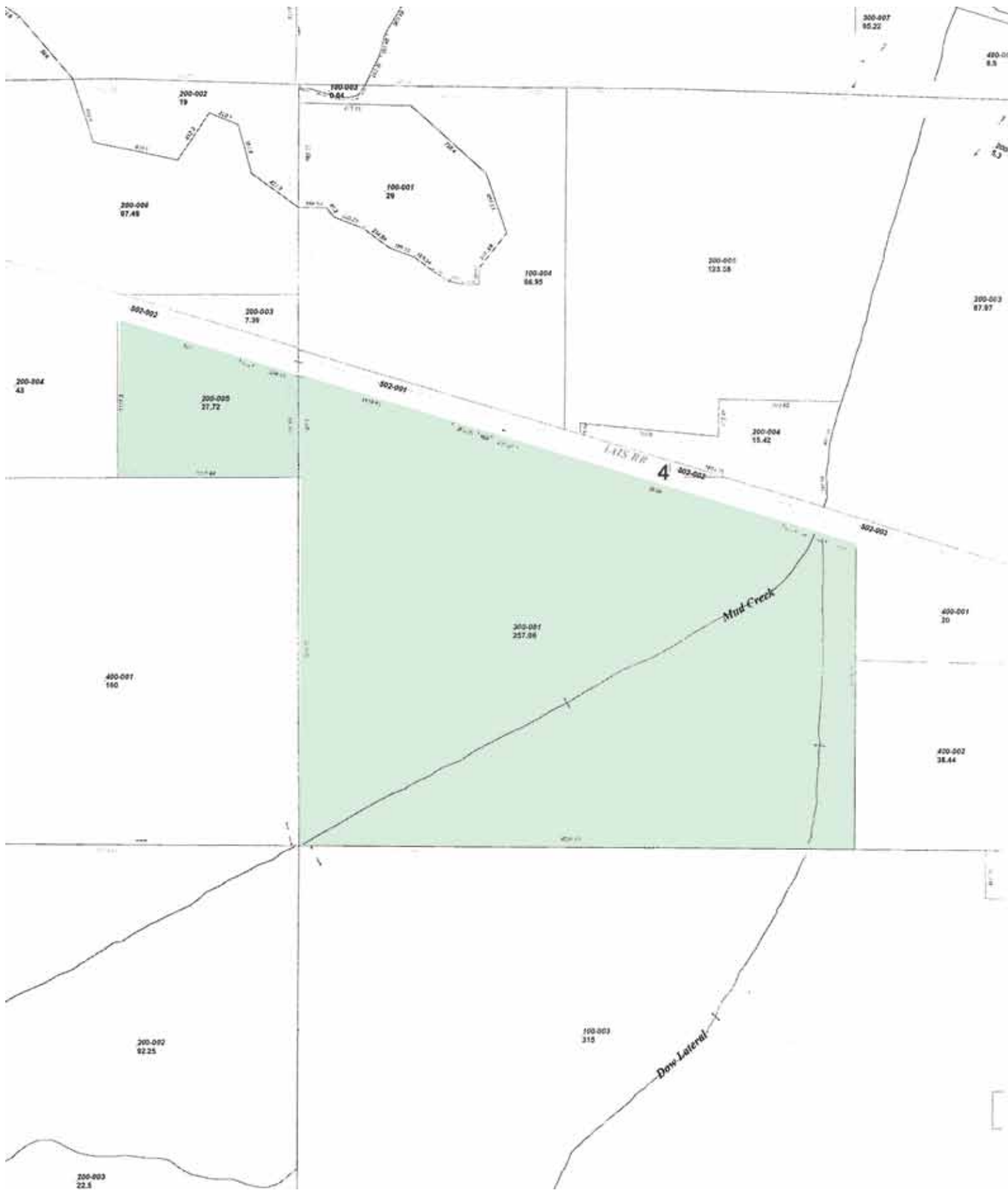
COUNTY INFORMATION

(Tax Parcel Maps, Tax Bills, Taxes Summary)

TAX PARCEL MAP



TAX PARCEL MAP



TAXES SUMMARY

ILLINOIS REAL ESTATE TAXES

<u>NAME</u>	<u>ACRES</u>	<u>PARCEL NUMBER</u>	<u>ST</u>	<u>COUNTY</u>	<u>TAX TYPE</u>	<u>TOTAL DUE</u>	<u>1ST AMT DUE</u>	<u>1ST DUE DATE</u>	<u>2ND AMT DUE</u>	<u>2ND DUE DATE</u>	<u>FMS#</u>	<u>PAY CODE</u>	<u>FUND</u>	<u>MGR</u>
HENRY 6	257.06	15-04-300-001	IL	HENRY	REAL ESTATE	\$7,320.50	\$3,660.25	07-Jun-12	\$3,660.25	07-Sep-12	707E	06121	PROVENTUS II	MJL
HENRY 6	27.72	15-05-200-005	IL	HENRY	REAL ESTATE	\$784.96	\$392.48	07-Jun-12	\$392.48	07-Sep-12	707E	06121	PROVENTUS II	MJL
TOTAL HENRY 6						\$8,105.46	\$4,052.73		\$4,052.73					

Approved by 
5/10/2012

PROPERTY TAX BILLS

RICHARD C. VERHEECKE
HENRY COUNTY COLLECTOR
307 W. CENTER STREET
CAMBRIDGE, IL 61238



FIRST DUE DATE 06/07/2012	SECOND DUE DATE 09/07/2012
FIRST INSTALLMENT \$392.48	SECOND INSTALLMENT \$392.48
PRIOR TAX SOLD NO	FORFEITED NO

HENRY COUNTY REAL ESTATE TAX BILL



LOCATION:	
LEGAL DESC: SE NE S OF US HWY 6 SEC 5 T16N R5E	

PERMANENT PARCEL NUMBER 15-05-200-005	
PROPERTY CLASS	0021
ACRES	27.72
FAIR CASH VALUE (NON-FARM)	0

FORMULATION FOR TAX CALCULATIONS	
LAND ASMT	0
BUILDING ASMT	0
HOME IMPVET EXEMPTION	0
STATE MULTIPLIER	1.0000
STATE EQUALIZED VALUE	0
OWNER OCCUPIED EXEMPTION	0
SENIOR CITIZEN EXEMPTION	0
SENIOR ASSESSMENT FREEZE	0
DISABLED VET HOMESTEAD	0
DISABLED PERSON EXEMPTION	0
RETURNING VET EXEMPTION	0
VET/FRAT EXEMPTIONS	0
FARM LAND ASMT	11,023
FARM BUILDING ASMT	0
NET TAXABLE VALUE	11,023
TAX RATE / PER \$100 EAV	7.1211
ENTERPRISE ZONE ABATEMENT	\$0.00
TOTAL REAL ESTATE TAX	\$784.96
DRAINAGE	\$0.00
TOTAL AMOUNT DUE	\$784.96

NAME:	PROVENTUS II LLC % FARMLAND MGT SERVICES 1803 WOODFIELD DR STE B SAVOY IL 61874-9505
-------	---

TAX CODE 150000	HENRY COUNTY ITEMIZED STATEMENT	TOWNSHIP ANNAWAN			
TAXING BODY	PRIOR YEAR RATE	PRIOR YEAR TAX	CURRENT RATE	CURRENT TAX	PENSION AMOUNT
HENRY COUNTY	0.9498	\$95.19	0.9270	\$102.18	\$27.89
ANNAWAN SCHOOL UNIT #226	4.2509	\$425.98	4.3021	\$474.22	\$11.02
ANNAWAN TOWNSHIP	0.4713	\$47.23	0.4554	\$50.20	\$0.00
BLACKHAWK COLLEGE #503	0.5341	\$53.52	0.5372	\$59.22	\$1.04
ANNAWAN-ALBA FIRE DISTRICT	0.4632	\$46.42	0.4455	\$49.11	\$0.00
ANNAWAN ROAD DISTRICT	0.4678	\$46.88	0.4539	\$50.03	\$0.00
TOTAL	7.1371	\$715.22	7.1211	\$784.96	\$39.95

TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX

PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION

RETURN THIS PORTION WITH PAYMENT 1

FOR THE YEAR 2011	PROPERTY INDEX NUMBER (PIN) 15-05-200-005	
DUE DATE 06/07/2012	FIRST INSTALLMENT \$392.48	AMOUNT PAID

If postmarked or paid after the due date, pay amounts listed below.

06/08/2012 THRU 07/07/2012	\$398.37
07/08/2012 THRU 08/07/2012	\$404.25
08/08/2012 THRU 09/07/2012	\$410.14
09/08/2012 THRU 10/07/2012	\$416.03
AFTER 10/07/2012	\$421.92



NAME: PROVENTUS II LLC
ADDRESS: % FARMLAND MGT SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874-9505

RETURN THIS PORTION WITH PAYMENT 2

FOR THE YEAR 2011	PROPERTY INDEX NUMBER (PIN) 15-05-200-005	
DUE DATE 09/07/2012	SECOND INSTALLMENT \$392.48	AMOUNT PAID

If postmarked or paid after the due date, pay amounts listed below.

09/08/2012 THRU 09/24/2012	\$398.37
09/25/2012 THRU 10/07/2012	\$408.37
AFTER 10/07/2012	\$414.25



NAME: PROVENTUS II LLC
ADDRESS: % FARMLAND MGT SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874-9505

PROPERTY TAX BILLS

RICHARD C. VERHEECKE
HENRY COUNTY COLLECTOR
307 W. CENTER STREET
CAMBRIDGE, IL 61238

HENRY COUNTY REAL ESTATE TAX BILL



FIRST DUE DATE 06/07/2012	SECOND DUE DATE 09/07/201
FIRST INSTALLMENT \$3,660.25	SECOND INSTALLMENT \$3,660.25
PRIOR TAX SOLD NO	FORFEITED NO

LOCATION: 17386 E 2600 ST IL
LEGAL DESC: W4026.69 S OF US HWY 6 SEC 4 T16N R5E

PERMANENT PARCEL NUMBER 15-04-300-001
--

PROPERTY CLASS	0011
ACRES	257.06
FAIR CASH VALUE (NON-FARM)	0

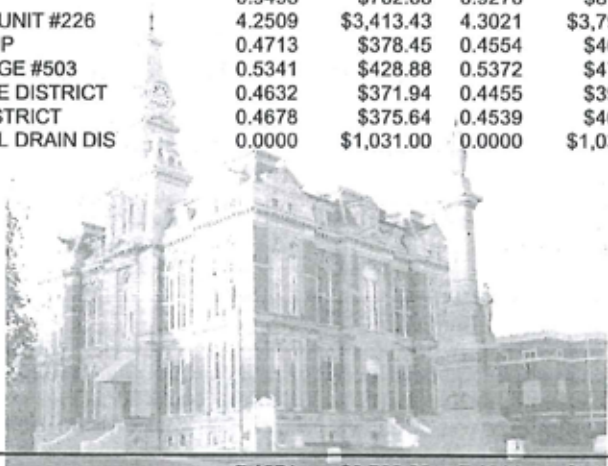
FORMULATION FOR TAX CALCULATIONS	
LAND ASMT	0
BUILDING ASMT	0
HOME IMPVET EXEMPTION	0
STATE MULTIPLIER	x 1.0000

STATE EQUALIZED VALUE	= 0
OWNER OCCUPIED EXEMPTION	- 0
SENIOR CITIZEN EXEMPTION	- 0
SENIOR ASSESSMENT FREEZE	- 0
DISABLED VET HOMESTEAD	- 0
DISABLED PERSON EXEMPTION	- 0
RETURNING VET EXEMPTION	- 0
VET/FRAT EXEMPTIONS	- 0
FARM LAND ASMT	+ 81,858
FARM BUILDING ASMT	+ 6,464
NET TAXABLE VALUE	= 88,322
TAX RATE / PER \$100 EAV	x 7.1211
ENTERPRISE ZONE ABATEMENT	- \$0.00
TOTAL REAL ESTATE TAX	= \$6,289.50
DRAINAGE	+ \$1,031.00

NAME: PROVENTUS II LLC % FARMLAND MGT SERVICES 1803 WOODFIELD DR STE B SAVOY IL 61874-9505
--

TAX CODE 150000	HENRY COUNTY ITEMIZED STATEMENT	TOWNSHIP ANNAWAN
--------------------	------------------------------------	---------------------

TAXING BODY	PRIOR YEAR RATE	PRIOR YEAR TAX	CURRENT RATE	CURRENT TAX	PENSION AMOUNT
HENRY COUNTY	0.9498	\$762.68	0.9270	\$818.75	\$223.54
ANNAWAN SCHOOL UNIT #226	4.2509	\$3,413.43	4.3021	\$3,799.70	\$88.32
ANNAWAN TOWNSHIP	0.4713	\$378.45	0.4554	\$402.22	\$0.00
BLACKHAWK COLLEGE #503	0.5341	\$428.88	0.5372	\$474.47	\$8.30
ANNAWAN-ALBA FIRE DISTRICT	0.4632	\$371.94	0.4455	\$393.47	\$0.00
ANNAWAN ROAD DISTRICT	0.4678	\$375.64	0.4539	\$400.89	\$0.00
MUD CREEK SPECIAL DRAIN DIS	0.0000	\$1,031.00	0.0000	\$1,031.00	\$0.00
TOTAL	7.1371	\$6,762.02	7.1211	\$7,320.50	\$320.16



TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX

PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION

TOTAL AMOUNT DUE	\$7,320.50
------------------	------------

RETURN THIS PORTION WITH PAYMENT 1

FOR THE YEAR 2011	PROPERTY INDEX NUMBER (PIN) 15-04-300-001	
DUE DATE 06/07/2012	FIRST INSTALLMENT \$3,660.25	AMOUNT PAID

If postmarked or paid after the due date, pay amounts listed below.

06/08/2012 THRU 07/07/2012	\$3,715.15
07/08/2012 THRU 08/07/2012	\$3,770.06
08/08/2012 THRU 09/07/2012	\$3,824.96
09/08/2012 THRU 10/07/2012	\$3,879.87
AFTER 10/07/2012	\$3,934.77



NAME: PROVENTUS II LLC
ADDRESS: % FARMLAND MGT SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874-9505

RETURN THIS PORTION WITH PAYMENT 2

FOR THE YEAR 2011	PROPERTY INDEX NUMBER (PIN) 15-04-300-001	
DUE DATE 09/07/2012	SECOND INSTALLMENT \$3,660.25	AMOUNT PAID

If postmarked or paid after the due date, pay amounts listed below.

09/08/2012 THRU 09/24/2012	\$3,715.15
09/25/2012 THRU 10/07/2012	\$3,725.15
AFTER 10/07/2012	\$3,780.06



NAME: PROVENTUS II LLC
ADDRESS: % FARMLAND MGT SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874-9505

BUILDINGS AND IMPROVEMENTS

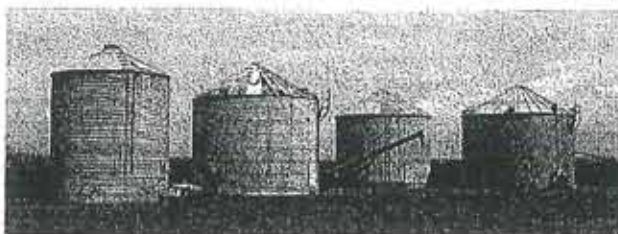
BUILDINGS AND IMPROVEMENTS

Buildings:

4 Grain Bins:

(Bins—left to right)

- D = 18', H = 16'
- D = 27', H = 18'6" Sukup stirrer, aeration floor, dryer
- D = 27', H = 18'6"
- D = 30', H = 17' stirator, aeration floor, dryer
Estimate 26,600 bushels total



Machine Shed: 40' x 62'



LEGAL DESCRIPTION

DESCRIPTION FOR 257.06 ACRE TRACT

A tract of land being a part of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 4, all in T16N, R5E of the 4th P.M., ~~Deer~~^{Heber} ~~County~~^{County}, Illinois. More particularly bounded and described as followings and bearings are for the purpose of description only:--

Beginning at an iron rod at the Northwest corner of the SW $\frac{1}{4}$ of said Section 4; Thence N 00°05'26" E, along the West line of the NW $\frac{1}{4}$ of said Section 4, a distance of 726.10 feet to the South right-of-way line of US Route #6; Thence S 73°35'10" E, 1159.83 feet; Thence S 70°43'25" E, 200.25 feet; Thence S 73°35'10" E, 100.00 feet; Thence S 70°43'25" E, 200.25 feet; Thence S 73°35'10" E, 2000.00 feet; Thence S 70°43'25" E, 100.12 feet; Thence S 73°35'10" E, 130.00 feet; Thence S 67°52'32"E, 100.50 feet; Thence S 73°35'10" E, 225.83 feet to an iron rod on the East line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 4. ; The last nine (9) named courses being along said right-of-way line; Thence S 00°04'44" W, along the East line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 4, a distance of 2174.77 feet to the Southeast corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 4; Thence N 89°39'49" W, along the South line of the SE $\frac{1}{4}$ of said Section 4 and continuing along the South line of the SW $\frac{1}{4}$ of said Section 4, a distance of 4026.69 feet to an iron rod at the Southwest corner of the SW $\frac{1}{4}$ of said Section 4; Thence N 00°04'26" W, along the West line of the SW $\frac{1}{4}$ of said Section 4, a distance of 2649.85 feet to the Place of Beginning and containing 257.06 acres, more or less. Subject to the rights-of-way of Public Roads along the South and West sides of the above described tract and also subject to all easements of record.

Prepared by: Wallace Engr. & Land Surveying Co., Inc.
Toulon - Illinois Job # 08128-001
May 19, 2008

FSA INFORMATION

FSA FORM 156EZ

FARM: 137

Illinois
Henry
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 9/14/10 2:47 PM
Crop Year: 2010
Page: 1 of 1

Operator Name	Farm Description	Recon Number
JUNE A POWELL	Not Applicable	

Farms Associated with Operator:
5456, 7517

Other Producers Associated with Farm:
KIRK POWELL

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
283.6	262.0	262.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	262.0	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	176.0	0.0	0.0	136	136	0.0	0.0
SOYBEANS	85.7	0.0	0.0	38	38	0.0	0.0
Total Base Acres:	261.7						

Tract Number: 1395 Identifier O7 SEC 4/5 ANNAWAN FAV/WR History N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
283.6	262.0	262.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	262.0	0.0	0.0	0.0	

Owners:	Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
	CORN	176.0	136	136	0.0	0.0	0	0.0	0.0
	SOYBEANS	85.7	38	38	0.0	0.0	0	0.0	0.0
	Total Base Acres:	261.7							
PROVENTUS II LLC									



United States Department of Agriculture
Farm Service Agency

July 05, 2012

Henry County, IL

Farm: 137
Tract: 1395

GIS_IL.SDE.Wet_P_II073

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisio
- plss_a_II073
- GIS_IL.SDE.clu_a_II073

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



map center: 41° 23' 58.38, 89° 55' 44.76

scale: 10110

4-16N-5E
Henry County
Illinois



3/15/2012

Maps provided by:



©AgriData, Inc. 2012
 www.AgriDataInc.com

**FARM LEASE: Call the Auction Company for Lease
Details at 800-451-2709.**

**Current Lease goes through December 31, 2014 if not terminated
by the Buyer. Buyer may terminate the Tenants lease after Novem-
ber 1, 2012. If lease is not terminated, Buyer shall be entitled to
income beginning with the 2013 crop year.**

PRELIMINARY TITLE WORK

SCHEDULE A - COMMITMENT FOR TITLE INSURANCE

FILE NUMBER: 182610 (IL)



Knight Barry Title, Inc.
330 E. Kilbourn Ave., Suite 925
Milwaukee, WI 53202
(414)727-4545 Fax: (414)727-4411

Refer Inquiries to: Nicole M. Baldewicz and
Elizabeth Peetz

Version/Revision Date: July 11, 2012

Prepared for: Cynthia Vick
Quarles & Brady LLP
411 East Wisconsin Avenue, Suite 2040
Milwaukee, Wisconsin 53202-4497
cynthia.vick@quarles.com

Effective Date: July 9, 2012 at 08:00 AM

1. Policy (or Policies) to be issued:

(a) ALTA Owner's Policy (6/17/2006) Proposed Insured:

Policy Amount:
\$To be determined

A legally qualified grantee to be named

(b) ALTA Loan Policy (6/17/2006) Proposed Insured:

Policy Amount not to exceed:
\$0.00

None

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date of record in:

Proventus II, L.L.C., a Delaware limited liability company

3. The land referred to in the Commitment is described as follows:

The Southwest 1/4 of Section 4, that part of the West 1/2 of the Southeast 1/4 of Section 4 lying South of the State Highway 6 right-of-way, that part of the Northwest 1/4 of Section 4 lying South of State Highway 6 right-of-way and that part of the Southeast 1/4 of the Northeast 1/4 of Section 5 lying South of the State Highway 6 right-of-way, all in Township 16 North, Range 5 East of the Fourth Principal Meridian, Henry County, Illinois.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 17386 East 2600, Annawan, IL, 61234

Tax Key Numbers: 15-04-300-001 and 15-05-200-005

SCHEDULE B – SECTION I REQUIREMENTS

FILE NUMBER: 182610 (IL)



Knight Barry Title, Inc.
330 E. Kilbourn Ave., Suite 925
Milwaukee, WI 53202
(414)727-4545 Fax: (414)727-4411

Refer Inquiries to: Nicole M. Baldewicz and
Elizabeth Peetz

Version/Revision Date: July 11, 2012

The following are the requirements to be complied with:

- a. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- b. Payment to the Company of the premiums, fees and charges for the policy:
- c. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
 1. Deed from Proventus II, L.L.C., a Delaware limited liability company, to be signed by Oliver Williams, as president and sole manager, to A legally qualified grantee to be named.
 2. We should be furnished with satisfactory evidence that the proposed conveyance has been approved by all of the members/managers of Proventus II, L.L.C., which approval should name the person, and the person's capacity, authorized to execute the deed.
 3. The land described in Schedule "A" either is unsubdivided property or constitutes part of a subdivided lot. As a result, an executed Plat Act Affidavit should accompany any instrument of conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act, (765 ILCS 205/1 et seq.).
- d. We should be furnished a statement that there is not property manager employed to manage the land, or in the alternative, a final lien waiver from any such property manager.
- e. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
- f. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
- g. The amount of insurance shown on Schedule A must be increased to an amount equivalent to the full value of the subject premises before the policy will be issued. At such time, an additional charge will be made in conformity with established rates.

SCHEDULE B – SECTION II EXCEPTIONS

FILE NUMBER: 182610 (IL)



Knight Barry Title, Inc.
330 E. Kilbourn Ave., Suite 925
Milwaukee, WI 53202
(414)727-4545 Fax: (414)727-4411

Refer Inquiries to: Nicole M. Baldewicz and
Elizabeth Peetz

Version/Revision Date: July 11, 2012

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the date of the policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Taxes for the year 2012 are a lien, but not yet due and payable.

Taxes for the year 2011:

Parcel No. 15-04-300-001.

W 4026.69S of US Hwy 6 Sec 4 T16 R5E.

First Installment in the amount of \$3,660.25, shows Paid.

Second Installment in the amount of \$3,660.25 shows Due and Payable, delinquent after September 7, 2012.

Assessed in the name of Proventus II LLC.

Address currently known as: 17386 E 2600 Street Annawan, IL, 61234.

Parcel No. 15-05-200-005.

SE NE S of US HWY 6 Sec 5 T 16 R5E.

First Installment in the amount of \$392.48, shows Paid.

Second Installment in the amount of \$392.48, shows Due and Payable, delinquent after September 7, 2012.

Assessed in the name of Proventus II LLC.

Address currently known as: Not Available.

10. Rights of the public in that portion of the land described in Schedule A as may lie below the ordinary high-water mark, and in the waters of and airspace over Mud Creek.
11. Rights of owners of land bordering on the Mud Creek in respect to the water and use of the surface of said Mud Creek.
12. Special assessments and special taxes, if any.
13. Easements for public and quasi-public utilities, if any.
14. Rights of the public, State of Illinois, the County, the Township and the Municipality in and to that part of the premises in question taken, used or dedicated for roads and highways.
15. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
16. Drainage Ditch Easement in favor of Mud Creek Special Drainage District in Henry County, its successors and assigns, as granted by Instrument recorded May 6, 1908 in Record Book 251, page 346 as Document No. 1555, and by Instrument recorded May 6, 1908 in Record Book 237, page 393 as Document No. 1556 and by Instrument recorded May 22, 1925 in Record Book 341, page 59 as Document No. 61541, and by Instrument recorded July 9, 1925 in Record Book 98 as Document No. 62190, and by Instrument recorded September 12, 1939 in Record Book 418, page 517 as Document No. 126379, and by Instrument recorded October 29, 1948 in Record Book 512, page 188 as Document No. 189826 as Document No. 175426, over and across a portion of the premises; and with the terms and provisions therein contained.
17. Electric Line Easement in favor of Illinois Power Company, its successors and assigns, as granted by Instrument dated and recorded December 19, 1946 in Record Book 491, page 195, over and across a portion of the premises; and with the terms and provisions therein contained. (Affects the Westerly side of Section 4)

THE FOLLOWING ITEMS ARE FOR INFORMATION ONLY

- INFORMATIONAL NOTE: Be advised that the "Good Funds" section of the Illinois Title Insurance Act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow when the settlement agent is located in Illinois. Please contact Knight Barry Title, Inc.; 330 East Kilbourn Avenue, Suite 925, Milwaukee, WI; Telephone: 414-727-4545, regarding the application of this new law to your transaction.

If applicable, copies of this commitment have been sent to:

Matt Heinke: Matthew.Heinke@quarles.com
JNeyhard@HNRG.COM
mjlauher@aol.com
rd@schraderauction.com
TGasca@hnr.com

*******Customer Information*******

As of July 19, 1995, pursuant to Bill, Public Act 87-1197, all documents recorded within the State of Illinois must meet the following requirements:

**The document shall consist of one or more individual sheets measuring 8.5 inches by 11 inches, not permanently bound and not a continuous form. Graphic displays accompanying a document to be recorded that measures up to 11 inches by 17 inches shall be recorded without charging an additional fee;

**The document shall be legibly printed in black ink, by hand, typewritten or computer generated, in at least 10 point type. Signatures and dates may be in contrasting colors as long as they will reproduce clearly;

**The document shall be on white paper of not less than 20 pound weight and have a clean margin of at least 1/2 inch on the top, bottom and each side. Margins may be used only for non-essential notations which will not affect the validity of the document, including but not limited to form numbers, page numbers, and customer notations;

**The first page shall contain a blank space in the upper right hand corner measuring at least 3 inches by 5 inches;

**The document shall not have any attachment stapled, taped or otherwise affixed to any page.

Note: The recorder's offices throughout the State of Illinois will accept all documents for recordation. Those that do not meet the requirements of the bill will cost double the recording fee to record.

- For all Illinois property: For commitment only:

Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Until July 1, 2013, satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

Note for information:

The State of Illinois has enacted legislation that amends the Title Insurance Act (215 ILCS 155/ et al) to require that all parties of residential transactions, and non-residential real estate transactions of under \$2,000,000.00, to receive Closing Protection Letters.

Rule-making promulgated in connection with the legislation, establishes minimum charges for the issuance of the Closing Protection Letters, as follows:

For all refinance transaction these charges will apply:
Lender(s) - \$25.00; Borrower - \$50.00

For all purchase transactions these charges will apply:
Lender(s) - \$25.00; Buyer - \$25.00; Seller - \$50.00.

This legislation is effective January 1, 2011. The charges mentioned above will apply to all transactions scheduled to close after December 31, 2010.

The coverage afforded by this commitment and any policy issued pursuant thereto shall not commence prior to the date on which all charges properly billed to the Company have been paid.

INDIVIDUAL TRACT INFORMATION

TRACT 1





TRACT 2





TRACT 3



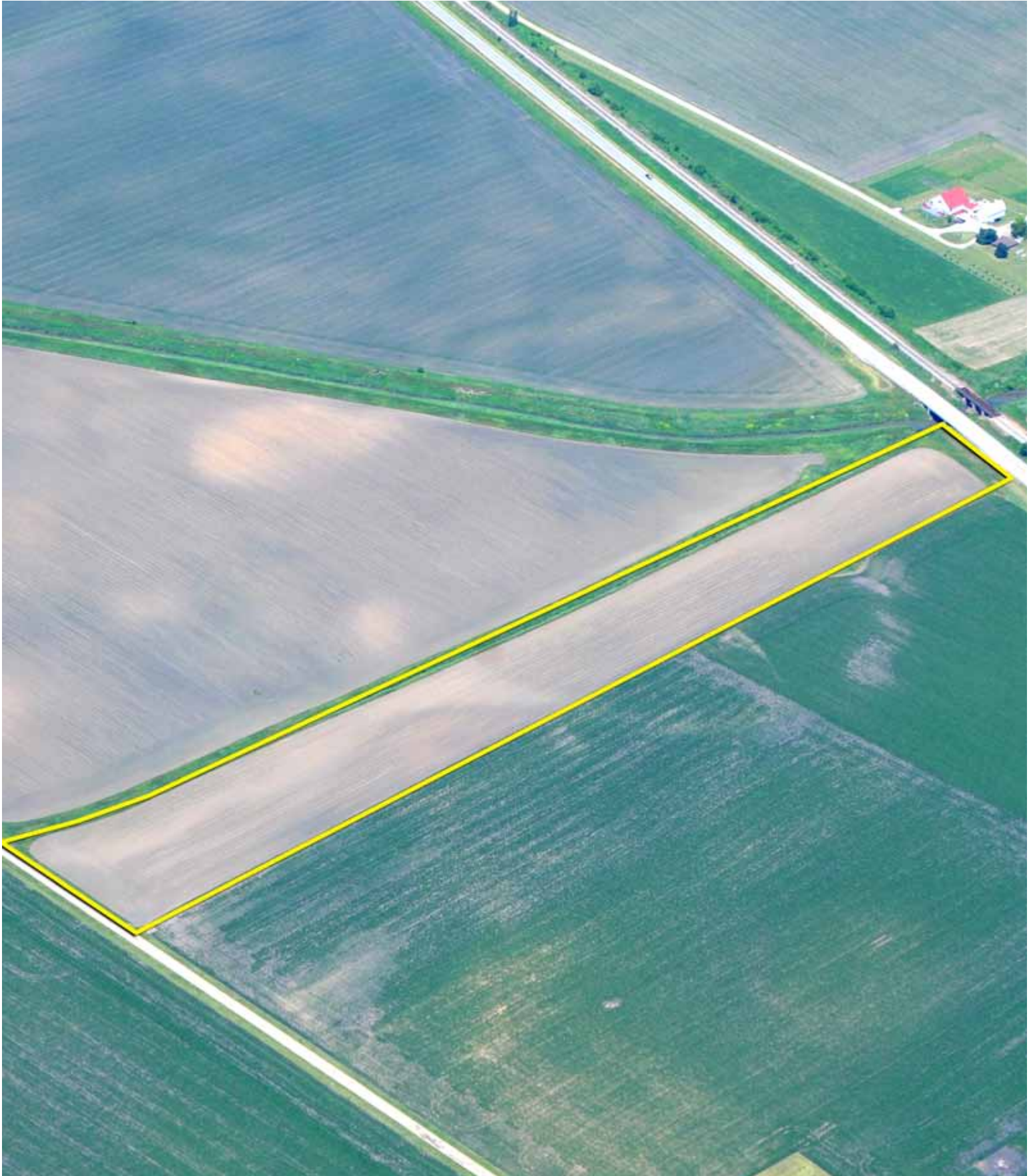


TRACT 4





TRACT 5





ANNAWAN, ILLINOIS

HENRY COUNTY

ILLINOIS FARMLAND

AUCTION

**284[±]
Acres**

In 5 Tracts

• 262± Cropland Acres

• Excellent Drummer & Elburn Soils



• Great Investment Opportunity

• Level Fields with Access to Drainage



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Friday, August 10 • 9:00am

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