

MONDAY, SEPTEMBER 10TH • 6:00PM

- Impressive Half Section
- Level/Nearly Level with Good Drainage Outlet
- Minutes from Sterling/Rock Falls, IL
- Well Maintained Country Home & Outbuildings

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

320± Acres
 Offered in 5 Tracts

ILLINOIS LAND AUCTION
 WHITESIDE COUNTY

ILLINOIS LAND AUCTION

320± Acres
 in 5 Tracts

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Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7	8
8	9	10	11	12	13	14	15
16	17	18	19	20	21	22	23
24	25	26	27	28	29	30	31

SEPTEMBER 2012



AUCTIONEER: Rex Schrader #441.000252, Broker #475.091834
 Schrader Real Estate & Auction Company, Inc. #444.000158

Follow Us:

SCHRADER REAL ESTATE & AUCTION CO., INC.
 950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 or 800-451-2709

SCHRADER
Real Estate and Auction Company, Inc.

The Noah P. Hermie Estate

Important
ILLINOIS LAND AUCTION
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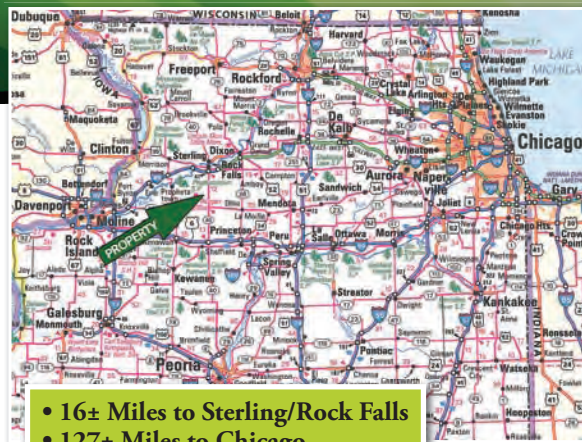
A High Percentage of Tillable Acres During a Period of Strong Commodity Prices Providing Excellent Income Potential!

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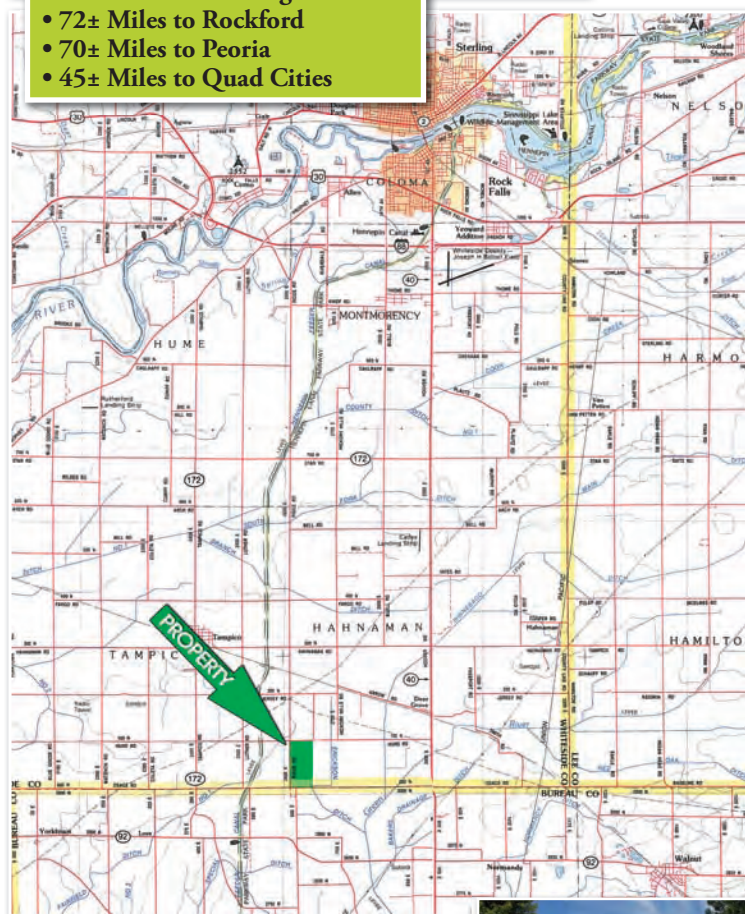
HELD AT ARNIE'S HAPPY SPOT - DEER GROVE, IL

Important WHITESIDE COUNTY ILLINOIS LAND AUCTION 320± Acres Offered in 5 Tracts

MONDAY, SEPTEMBER 10TH • 6PM



- 16± Miles to Sterling/Rock Falls
- 127± Miles to Chicago
- 72± Miles to Rockford
- 70± Miles to Peoria
- 45± Miles to Quad Cities



AUCTION LOCATION: *Arnie's Happy Spot, 1679 Hoover Road, Deer Grove, IL.* From the intersection of I-88 and IL-40 (exit 41), 1± mile south of Sterling/Rock Falls, travel south on IL-40 (Hoover Rd.) 9 miles to the Auction Site on the west side of the road.

PROPERTY LOCATION: From the intersection of I-88 and IL-40 (exit 41), 1± mile south of Sterling/Rock Falls, travel south on IL-40 (Hoover Rd.) 10 miles to Hurd Rd./100 N. Turn west on Hurd Rd./100 N. and travel 3 miles to the property on the south side of the road.

TRACT DESCRIPTIONS:

TRACT 1: 80± acres of productive tillable land. Includes Marshan, Orio and Hoopole soils.

TRACT 2: 76± acres of tillable farmland. Great road frontage. Marshan, Orio and Prophetstown soils.

TRACT 3: 4± acres including a well maintained 4-bedroom, 2,576+/- sqft home with air conditioning, detached garage, Morton machine shed, barn, corn crib and other out-buildings. An iconic setting along Ridge Road. Just a short drive to Sterling and Rock Falls -- imagine the possibilities!

TRACT 4: 80± acres tillable. Extremely productive soils including primarily Prophetstown and Hoopole.

TRACT 5: 80± acres nearly all tillable. Soils include Waukegan, Drummer and Fella.



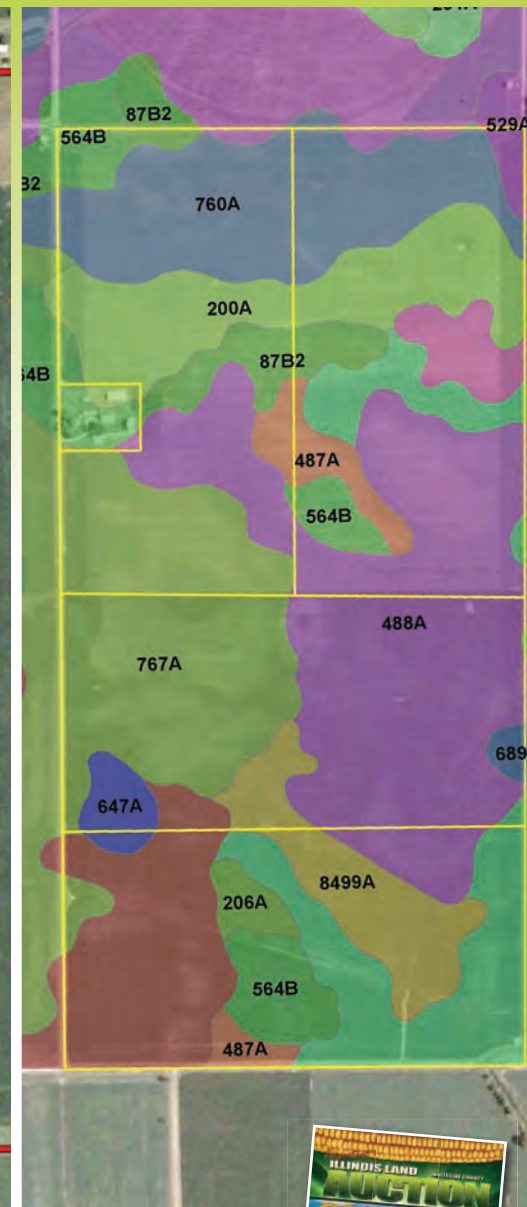
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INFORMATION DATES:

Monday, August 20 • 4-6pm
Thursday, August 30 • 4-6pm

Meet a Schrader Representative at the home on Tract 3.

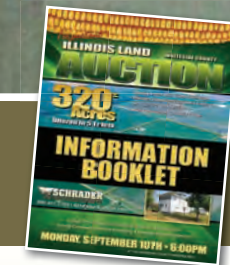


SOIL TYPES*				
Code	Soil	Approx. % of Property	Corn Bu./Ac.	CPI**
488A	Hoopole	24%	163	121
767A	Prophetstown	15%	190	138
760A	Marshan	11%	163	123
8302A	Ambraw	9%	154	114
200A	Orio	8%	147	110
152A	Drummer	8%	195	144
564B	Waukegan	5%	160	118
8499A	Fella	5%	183	135
87B2	Dickinson	2%	135	99
487A	Joyce	2%	180	132

* Soil Data has been provided by AgriData, Inc.



Contact Auction Company for detailed information booklet including FSA summaries, soil maps, assessments, tax information and other information.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The Property will be offered in 5 individual tracts, any combination of tracts and as a total 320± 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. 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 title insurance 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 insured closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall

be paid by the Buyer(s).

POSSESSION: Immediate possession of crop land subject to farm tenants rights to the 2012 crop. Possession to the home and buildings on Tract 3 to be 30 days after closing.

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 except on Tract 3 or any combination including Tract 3.

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.

SOIL DATA / CPI: Optimum Crop Productivity Ratings for Illinois provided by University of Illinois at Champaign-Urbana. Crop yields and productivity indices for optimum management are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/> **AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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: The Noah P. Hermie Estate