



152± Acres
in 2 Tracts

Tuesday, March 19 • 1pm CST

- LEVEL, PRIME PRODUCTIVE FARMLAND
- ONE CONTIGUOUS FIELD
- PREDOMINATE SOIL SABLE SILTY CLAY LOAM

ILLINOIS FARMLAND AUCTION
9 Miles South of Farmer City
DeWitt County

HELD AT THE BEST WESTERN, MONTICELLO, IL

9 Miles South of Farmer City

DeWitt County

ILLINOIS FARMLAND AUCTION

152± Acres

Prime Tillable Farmland

in 2 Tracts

- LEVEL, PRIME PRODUCTIVE FARMLAND
- ONE CONTIGUOUS FIELD
- PREDOMINATE SOIL SABLE SILTY CLAY LOAM



IN COOPERATION WITH
Agricultural Investment Associates Inc.

Tuesday, March 19 • 1pm CST

HELD AT THE BEST WESTERN, MONTICELLO, IL

800.451.2709
www.SchradlerAuction.com

31									
24	25	26	27	28	29	30			
17	18	19	20	21	22	23			
10	11	12	13	14	15	16			
3	4	5	6	7	8	9			
							1	2	
Sun	Mon	Tue	Wed	Thu	Fri	Sat			
MARCH 2013									

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

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709



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ILLINOIS FARMLAND AUCTION
DeWitt County

9 Miles South of Farmer City

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ILLINOIS FARMLAND AUCTION

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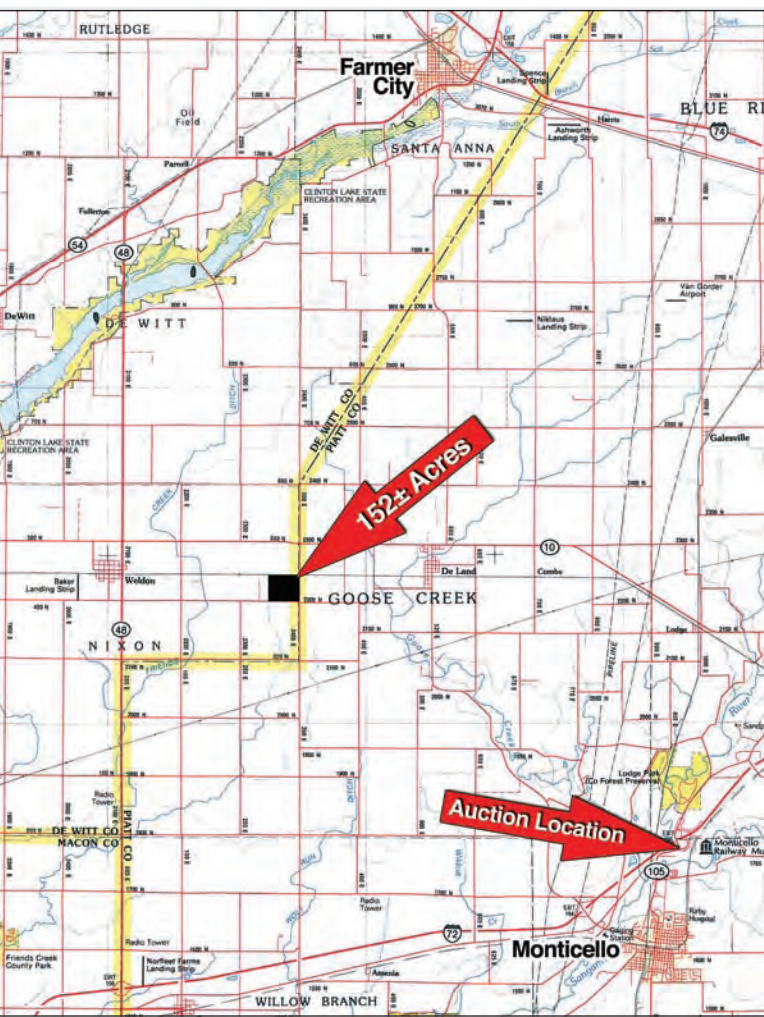
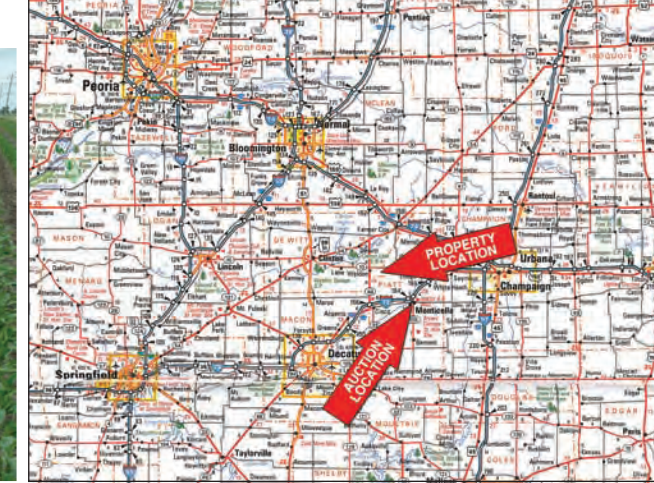
152± Acres

in 2 Tracts



SOIL TYPES				
Symbol	Soil Name	Acres	% of Field	Corn Yield
68A	Sable silty clay loam	90.8	58.6	192
171B2	Catlin silt loam	38.7	25.0	178
244A	Hartsburg silty clay loam	13	8.4	182
67A	Harpster silty clay loam	8.3	5.4	182
43A	Ipava silt loam	4.1	2.6	191
Weighted Average				187.1

TRACT 2



PROPERTY LOCATION:

From the intersection of State Rd. 48 and State Rd. 10 at Weldon, IL, go south on State Rd. 48 approximately 1 mile to Co. Rd. 4000 N (Airport Rd.), turn east (left), go 2-1/2 miles to property on north side of road. OR - From the intersection of State Rd. 48 and State Rd. 10 at Weldon, IL, go east on State Rd. 10 for 3 miles to Co. Rd. 24000 E (Sunny Lane Rd.), turn south (left), go 1/2 mile to property on right side of road.

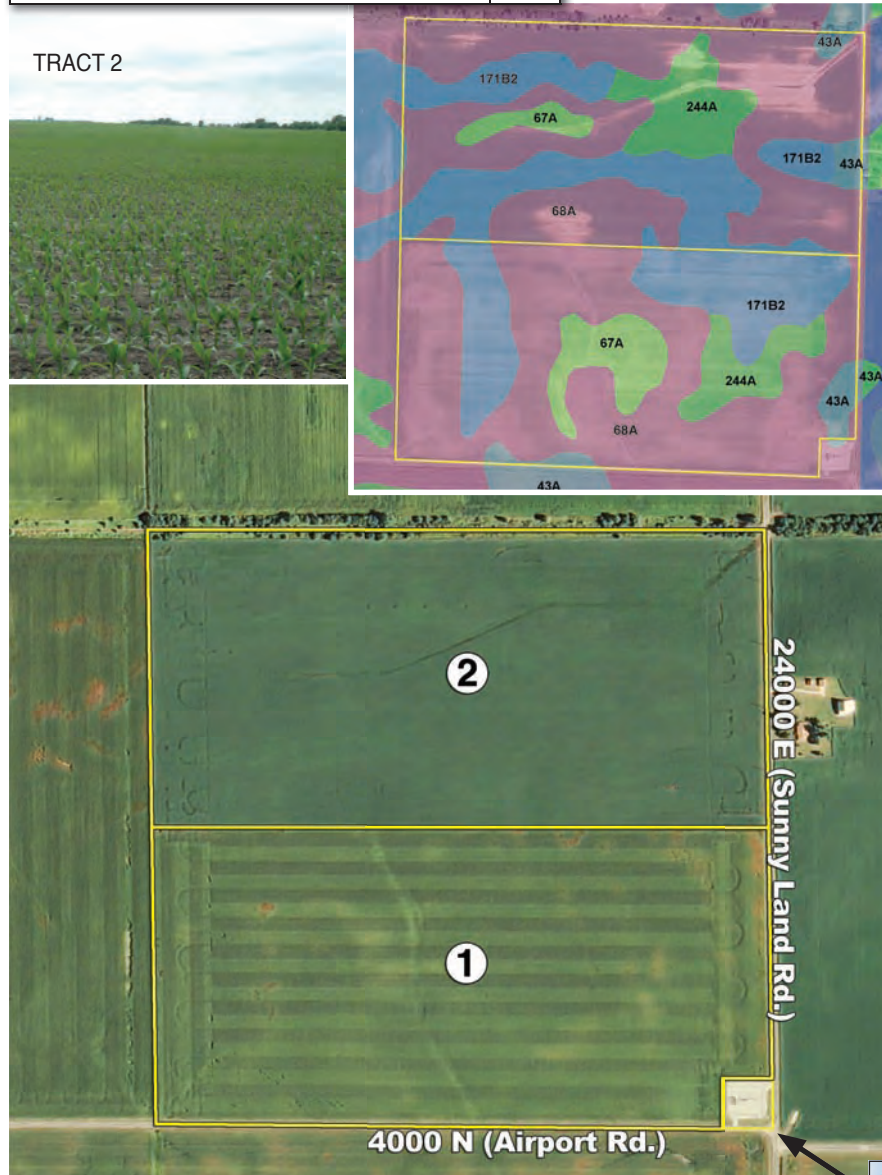
AUCTION LOCATION:

Best Western Gateway Inn, 805 Iron Horse Pl., Monticello, IL 61856. DIRECTIONS: Take Exit 166 off of I-72 (IL-105 West Exit). Best Western located directly ahead.

TRACT DESCRIPTIONS:

TRACT 1: 79± acres of prime productive DeWitt County farm land. The predominate soil type on this tract is Sable silty clay loam which is one of the top rated soils in Illinois. This tract has easy access from Co. Rd. 4000 N (Airport Rd.) on the south side and Co. Rd. 24000 E (Sunny Land Rd.) on the east side.

TRACT 2: 73± acres of prime productive DeWitt County farm land featuring Sable silty clay loam, Catlin silt loam, Harlsburg silty clay loam and Harpster silty clay loam soils. All of the above mentioned soils are productive Illinois soils. Combine Tracts 1 & 2 for 152 acres of level prime farm land. This tract has road frontage on Co. Rd. 24000 E (Sunny Lane Rd.) for easy access.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The Properties will be offered in 2 individual tracts, any combination of tracts and as a total 152± 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 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 or immediate possession with an additional 10% down payment.

REAL ESTATE TAXES: Seller to pay 2012 taxes due and payable 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.

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.

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: Tri-State Farms

TRACT 1



TRACT 1



TRACT 2



INSPECTION DATE:
Thursday, February 28
9:00AM - 11:00AM
Meet a representative on the S.E. Corner of Tract 1 for more information.

Call, or visit our website for more information and photos.

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. www.SchraderAuction.com



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