

Belvidere, IL • 5 Miles to Rockford • 70 Miles to Chicago
BOONE COUNTY, ILLINOIS

LAND AUCTION

2,900± Tillable Acres

Productive Soils

**Minutes from
Rockford, IL & I-90**

**Large Contiguous
Tracts**

Excellent Hunting

Investment Potential

3,379 Acres

Offered in 48 Tracts

**An Incredible Offering of Tillable Acres
During a Period of Strong Commodity Prices!
POSSESSION FOR THE 2012 CROP YEAR!**

SATURDAY NOVEMBER 19 • 10AM

At the Community Building Complex of Boone County - Belvidere, IL

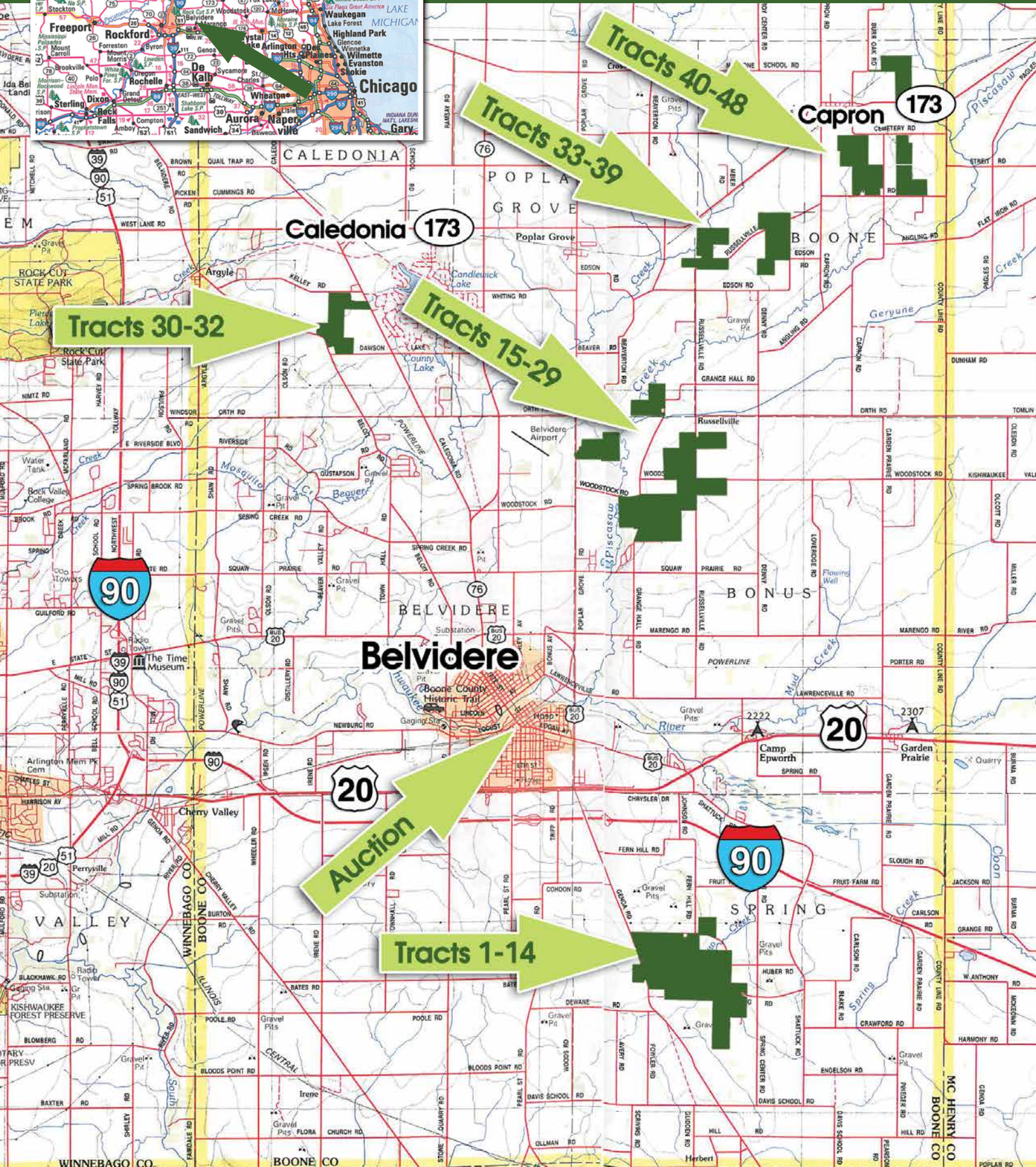
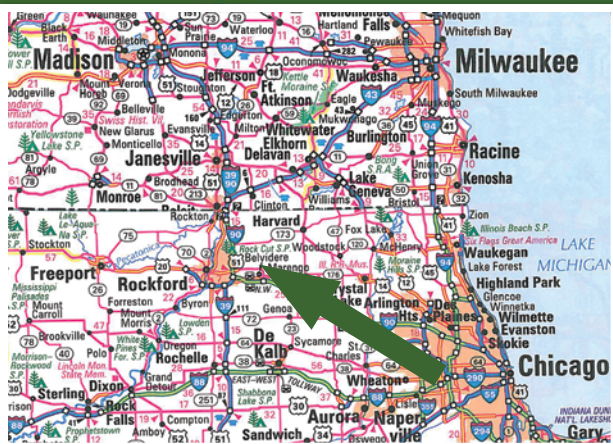


SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
SchraderAuction.com

BOONE COUNTY, ILLINOIS

LAND AUCTION



Tracts 40-48

Tracts 33-39

Tracts 15-29

Tracts 30-32

Auction

Tracts 1-14

3,379 Acres

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AUCTION LOCATION

Community Building
Complex of Boone County.
ADDRESS: 111 W. 1st Street
Belvidere, Illinois 61008
PHONE: 815-547-3928



INSPECTION DATES:

Monday, October 17 • 5-7pm
Tuesday, October 18 • 10am - Noon
Thursday, November 3 • 5-7pm
Friday, November 4 • 10am - Noon
Friday, November 18 • 3-5pm

at the Community Building Complex of Boone County.
Meet a Schrader Representative for Additional
Information and with any Questions You May Have.

ONLINE BIDDING

You may bid online during this auction at www.schraderauction.com. You must register by **November 11th** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.



Contact Auction Company
for a Detailed **Information Booklet** including FSA
Summaries, Assessments,
Tax Information, Tiling &
Other Information.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 48 individual tracts, any combination of tracts and as a total 3379 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% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction Company on or before Friday, November 11th, then a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com.) **If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal check, OR bidder must present a \$10,000 cashier's check with a personal check for the balance of the down payment on auction day.** 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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s). Real estate sold subject to all rights of way, legal highways, leases and easements of public road.

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 completed. Costs for an insured closing shall be paid by the Buyer(s). All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing, subject to farm tenants' rights through February 28, 2012.

REAL ESTATE TAXES: Buyer shall assume taxes for the 2012 calendar year.

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.

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 has 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.

BUYER'S PREMIUM: A Buyer's Premium of 3% will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to obtain the Total Contract Purchase Price.

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.

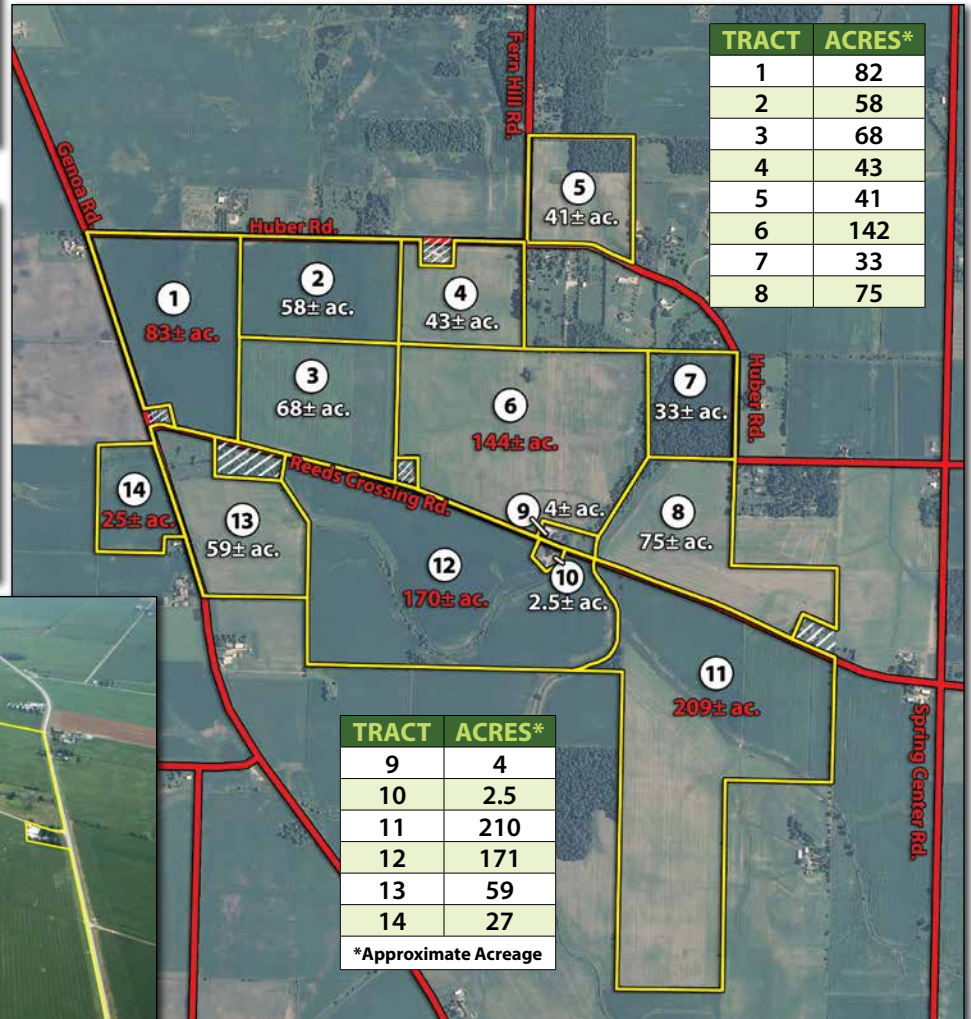
OWNER: K-B Farms, Inc. & Funderburg Farms, Inc.

BOONE COUNTY, ILLINOIS

LAND AUCTION



TRACTS 1-14 • 1,015.5 Acres



TRACT 9: 3BR, 1-1/2 bath home with 1,480 finished sq. ft. and attached 2-car garage built in 1975.



Tract 9



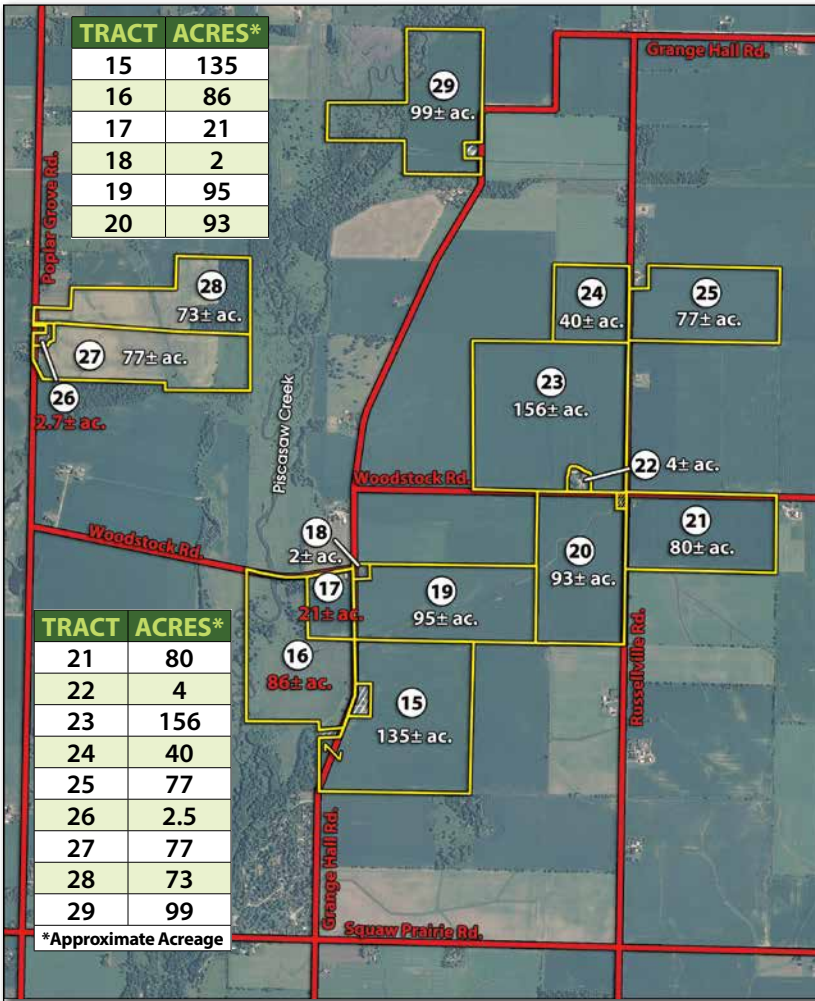
3,379 Acres

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TRACTS 15-29 • 1,040.5 Acres



Piscasaw Creek



Tract 18



Tract 22



Tract 26

TRACT 18: 2 story, 3BR home with 1,870 finished sq. ft. and 2 car detached garage.
TRACT 22: 2 story, 5BR home with 2,010 finished sq. ft. and 2 car detached garage.
TRACT 26: 1-1/2 story, 4BR home with 1,264 finished sq. ft. and 2 car detached garage.

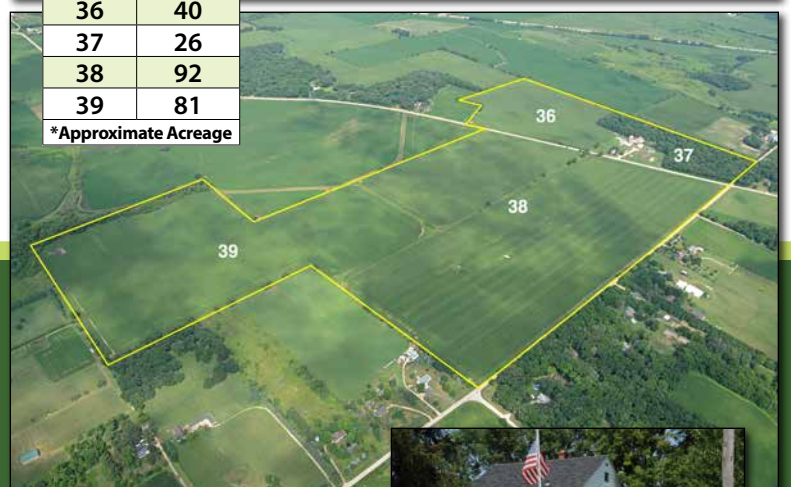
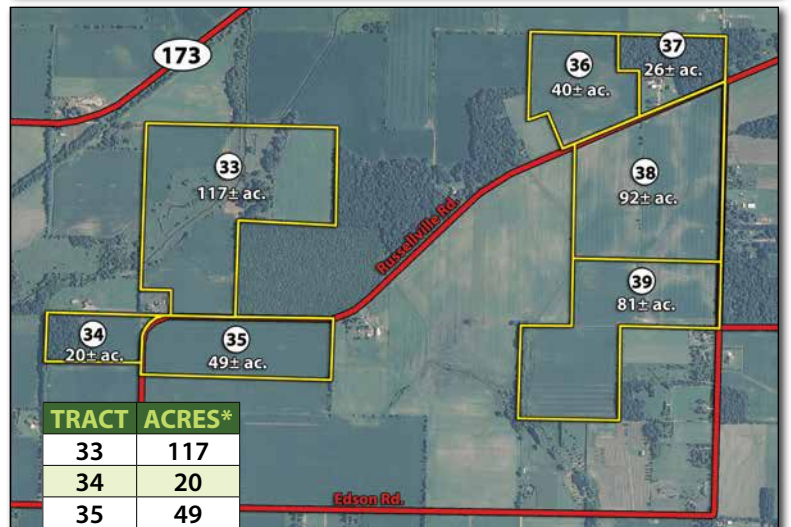
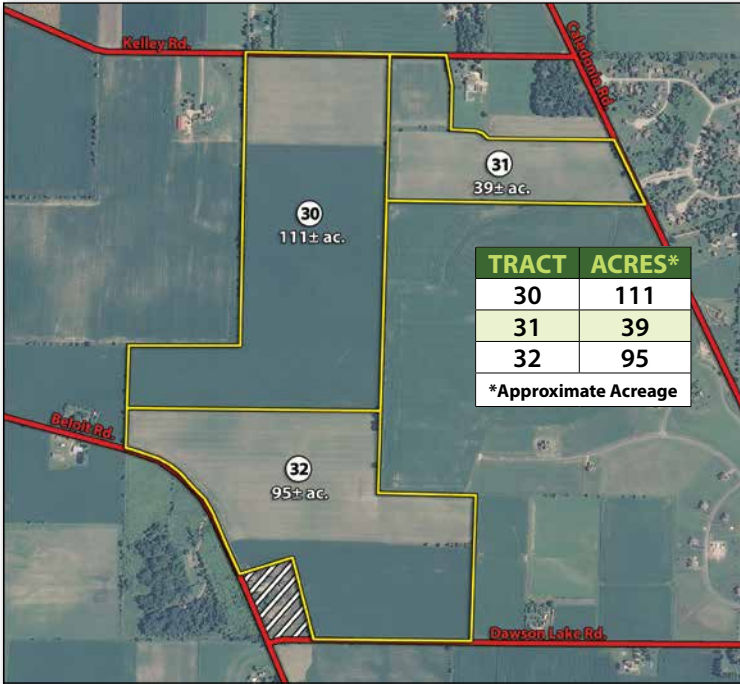


LAND AUCTION

TRACTS 33-39 • 425 Acres



TRACTS 30-32 • 245 Acres



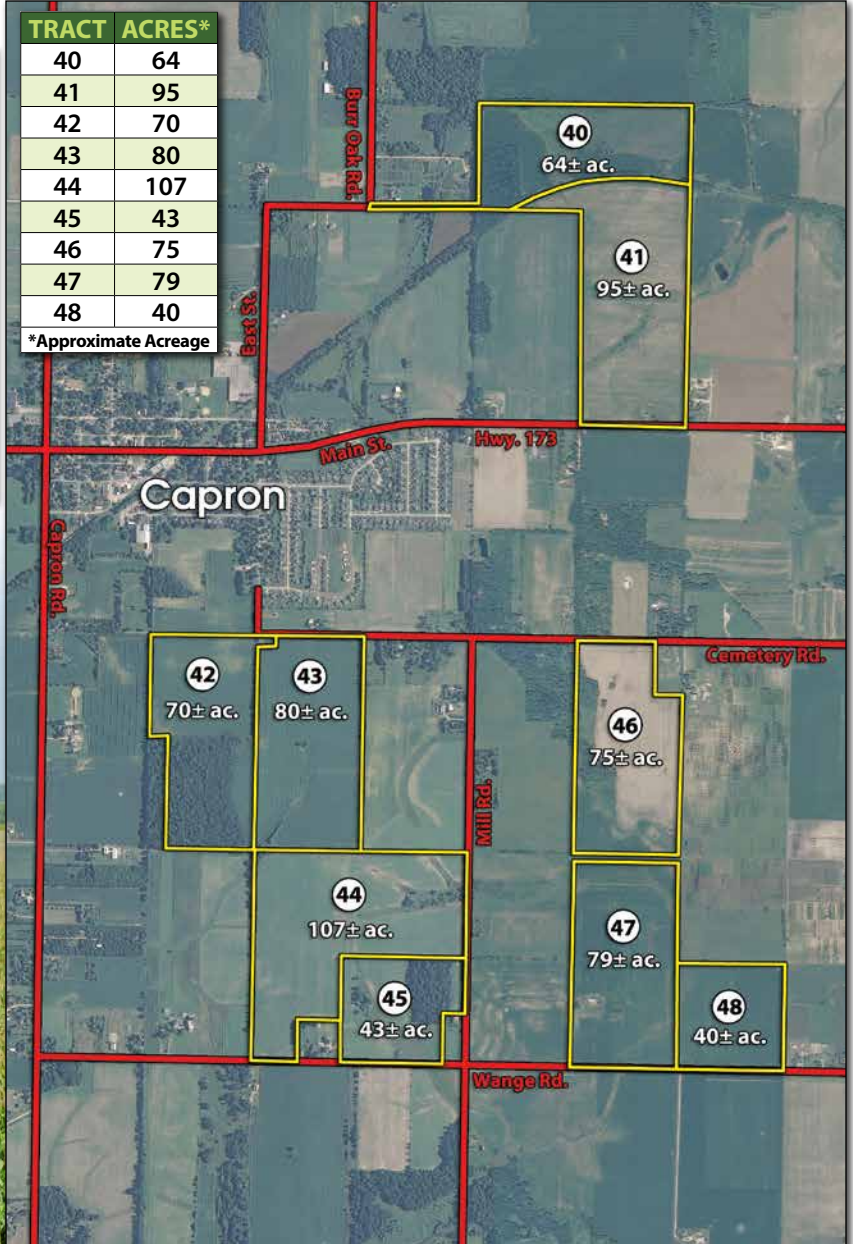
TRACT 37: 2 story, 3BR home with 1,344 finished sq. ft.



3,379 Acres

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TRACTS 40-48 • 653 Acres





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



800.451.2709

SchraderAuction.com

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 PERMIT #260

LAND AUCTION

BOONE COUNTY, ILLINOIS

3,379 Acres

offered in 48 Tracts

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

NOVEMBER 2011

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			

