

MONDAY, OCTOBER 20TH • 10AM

SCHRADER
Real Estate & Auction Co., Inc.
800.451.2709 • Schraderauction.com

- 235± ACRES CROPLAND (FSA)
- 5 MILES SOUTH OF ROSEVILLE, IL
- 22,000 BUSHELS OF GRAIN STORAGE
- 141.3 CROP PRODUCTIVITY INDEX

236±
ACRES
IN 3 TRACTS

ILLINOIS FARMLAND
WARREN COUNTY

LAND AUCTION

800.451.2709
Schraderauction.com



OCTOBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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

Follow us:

SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
Auctioneer: Rex D. Schrader II #441.001031, Broker #471.006686
Schrader Real Estate & Auction Company, Inc. #444.000158,
Broker #478025754

260-244-7606 or 800-451-2709

ECRWSS
POSTAL CUSTOMER

PRSR1 STD
U.S. Postage
PAID
Columbia City, IN
PERMIT #260

236±
ACRES
IN 3 TRACTS

ILLINOIS FARMLAND
AUCTION

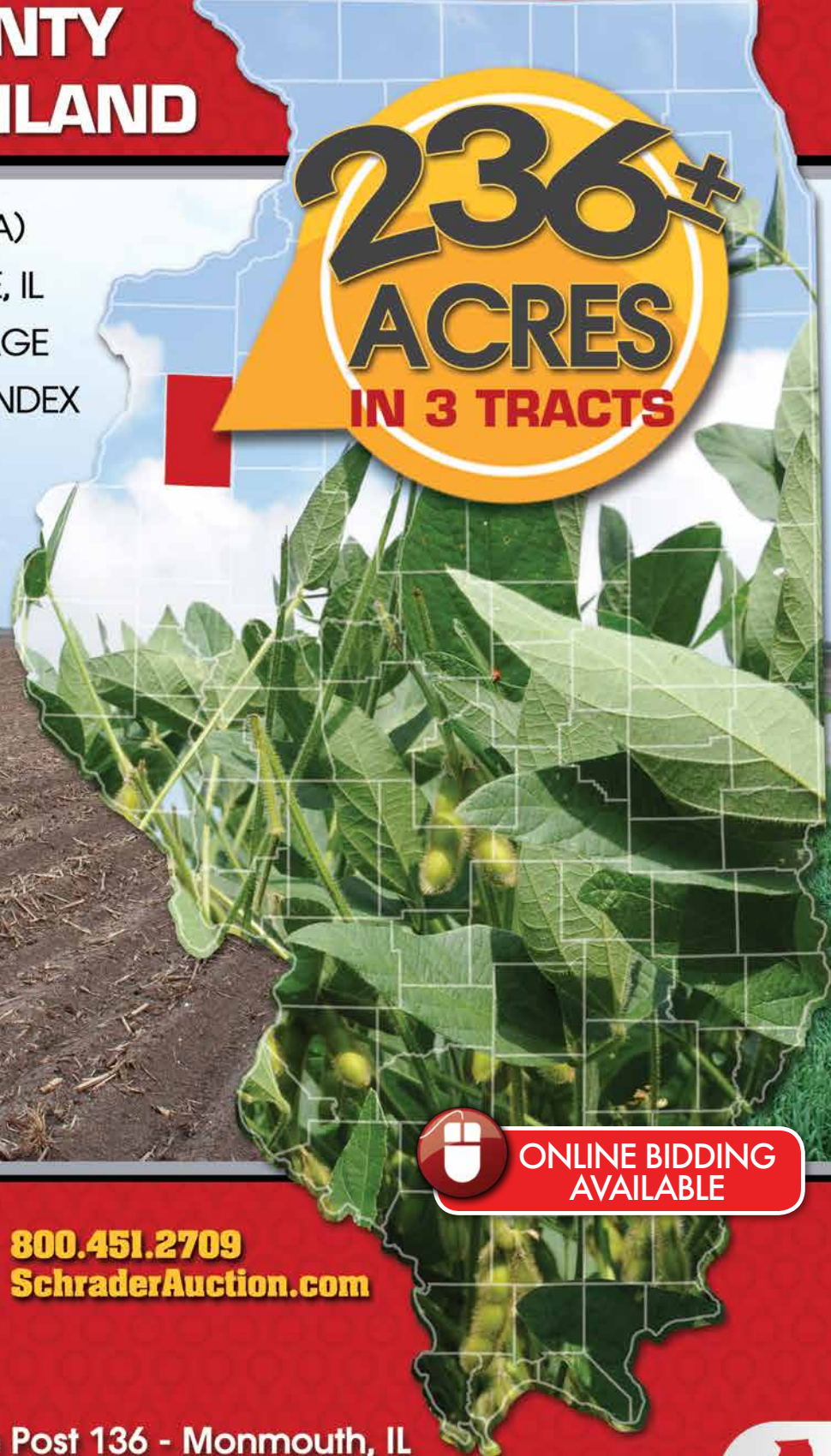
SCHRADER
Real Estate & Auction Co., Inc.

LAND AUCTION

WARREN COUNTY
ILLINOIS FARMLAND

- 235± ACRES CROPLAND (FSA)
- 5 MILES SOUTH OF ROSEVILLE, IL
- 22,000 BUSHEL GRAIN STORAGE
- 141.3 CROP PRODUCTIVITY INDEX

236±
ACRES
IN 3 TRACTS



ONLINE BIDDING
AVAILABLE

SCHRADER
Real Estate & Auction Co., Inc. 800.451.2709
Schraderauction.com

Held at the American Legion Post 136 - Monmouth, IL
MONDAY, OCTOBER 20TH • 10AM



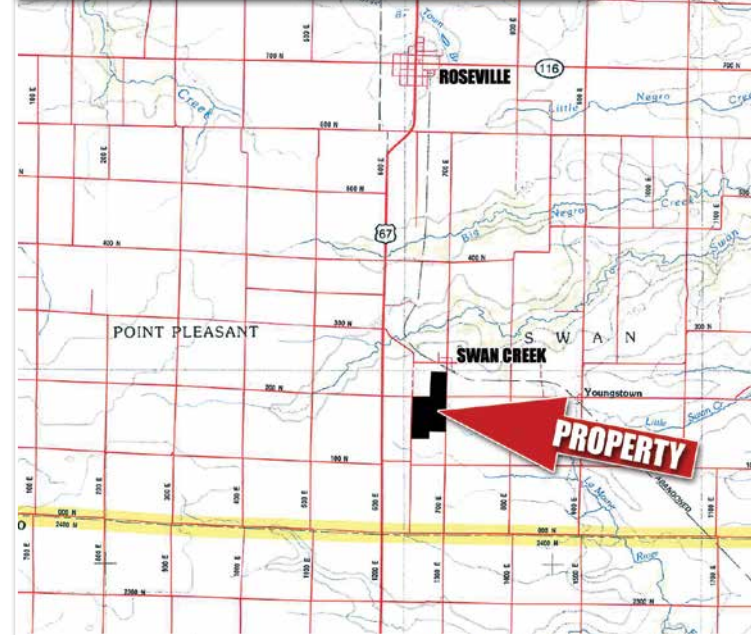
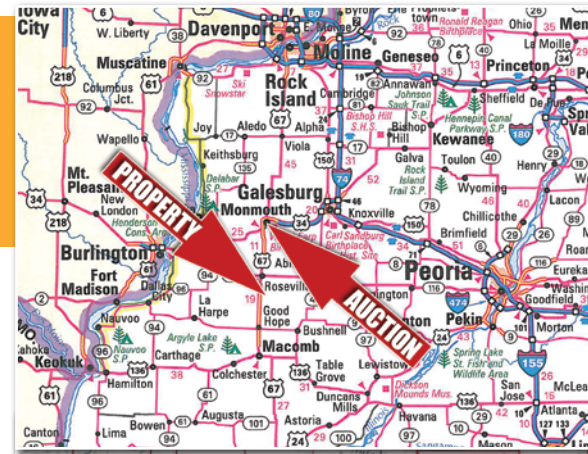
WARREN COUNTY, ILLINOIS

AUCTION

236[±] ACRES

MONDAY, OCTOBER 20TH • 10AM

Held at the American Legion Post 136 - Monmouth, IL



AUCTION LOCATION: American Legion Post 136, 1110 N. 11th Street, Monmouth, IL 61462. From the intersection of Hwy. 67 and Hwy. 34 on the north side of Monmouth, travel east on Hwy. 34 to 11th Street. Auction Location is on your right.

PROPERTY LOCATION: From the intersection of US Hwy 67 and 20th Avenue, 5 miles south of Roseville, IL, travel east on 20th Avenue 1/2 mile to the property.

TRACT DESCRIPTIONS:

TRACT 1: 56± acres all tillable with frontage on 20th Ave./Youngstown Road and 70th St. Primarily Ipava and Osco soils.

TRACT 2: 120± acres all tillable with frontage on 3 sides. Mostly Ipava and Sable soils.

TRACT 3: 60± acres with approximately 57.5 acres tillable and two grain bins totaling 22,000± bushels storage. There are also two other older buildings. This tract fronts on both 65th and 70th Streets.

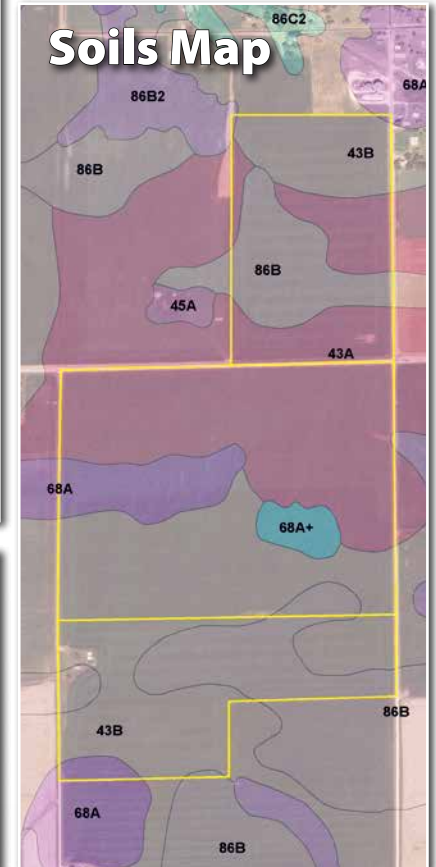


SOIL TYPES*				
Code	Soil	Approx. % of Property	Corn Bu./Ac.	CPI
43B	Ipava	39%	189	141
43A	Ipava	33%	191	142
86B	Osco	18%	189	140
68A	Sable	7%	192	143
68A+	Sable	2%	192	143
86B2	Osco	1%	181	134

* Soil Data has been provided by AgriData, Inc.

INFORMATION DATES:
Wed., September • 24th 3-5pm
Thurs., October 9th • 10am - Noon
 Meet a Schrader Representative at the bins on Tract 3.

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



AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

SELLER'S ACCEPTANCE: The auction is "with reserve"; the final bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: Each successful bidder will be required to sign a purchase contract, in the form provided in the bidder packets, at the auction site immediately following the close of the auction. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

BUYER'S PREMIUM: The total contract purchase price will be the accepted bid amount plus a 2% buyer's premium.

PAYMENT TERMS: 10% of the purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of a 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.

CLOSING: Closing will be 30 days after the auction or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50-50 between Buyer and Seller. Buyer shall pay all lender fees and other costs related to any loan obtained by Buyer.

POSSESSION: Possession will be delivered subject to the rights of the current farm tenant for the remainder of the 2014 crop year.

RENT: All 2014 farm rent will be retained by Seller.

REAL ESTATE TAXES: Buyer will assume the real estate taxes assessed for the calendar year 2015 and all subsequent years.

EVIDENCE OF TITLE: Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller will pay for the issuance of a standard owner's title insurance policy in the amount of the purchase price.

DELIVERY OF TITLE: The property will be conveyed by special warranty deed, free and clear of liens but otherwise subject to all easements and other matters of record and other permitted exceptions described in the purchase contract. The conveyance will include any minerals and mineral rights owned by Seller, but without any warranty or representation as to the existence, nature or extent thereof.

SURVEY: If any tract or combination is sold which cannot be conveyed using existing legal descriptions (as determined by Seller), one or more new surveys will be provided as required to record the conveyance. Otherwise, a new survey will be provided only as deemed necessary or appropriate in Seller's sole discretion. If a new survey is provided, the survey costs will be shared equally (50-50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference, in excess of one (1) acre, between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

TRACT MAPS; ACRES: All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions, existing surveys and/or aerial mapping. The marketing materials are not provided as survey products.

PLANNING APPROVAL: The auction property is offered as crop production land. Buyer assumes all responsibility after closing for obtaining any necessary county planning approvals and satisfying all local requirements in connection with any future construction or development.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Owner and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee with respect to the property by virtue of its being offered for sale.

DISCLAIMER AND ABSENCE OF WARRANTIES: THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for having completed, prior to the auction, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its agents and representatives are exclusively the agents of the Seller.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Seller's agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER PRINTED MATERIALS AND ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Some crop photos are for illustrative purposes only and were not taken on the auction property.

OWNER: Proventus, LLC

SCHRADER
 Real Estate and Auction Company, Inc.
 800.451.2709 • SchraderAuction.com

ONLINE BIDDING
 You may bid online during the auction at www.schraderauction.com. You must register by Monday, October 13th to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



22,000± Bu. Storage



JOIN SCHRADER AUCTION CO.
 Monday, October 20th • 6pm for 419± Acres in Sangamon Co., IL