

271± Acres

Bureau County, IL

land AUCTION

Offered in 4 Tracts



950 N. Liberty Dr.,
Columbia City, IN 46725
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800-451-2709
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Bureau County, IL

land AUCTION

7± miles NE of Princeton on US Hwy 34
60± miles North of Peoria

- PRODUCTIVE FARMLAND
- LARGE CONTIGUOUS FIELD
- ALL TILLABLE EXCEPT FOR ROADS
- FRONTAGE ON US 34 and 2 COUNTY ROADS

271± Acres

Offered in 4 Tracts

TUESDAY, FEBRUARY 16th
at 5:00 PM



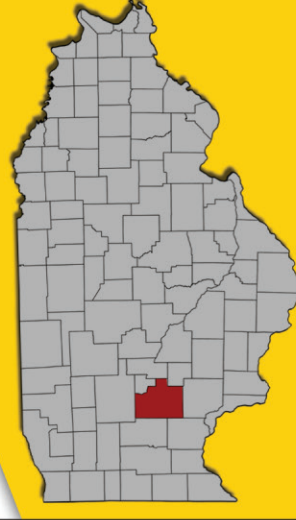
ONLINE BIDDING
AVAILABLE

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- PRODUCTIVE FARMLAND
- LARGE CONTIGUOUS FIELD
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- FRONTAGE ON US 34 and 2 COUNTY ROADS

TUESDAY, FEBRUARY 16th
at 5:00 PM

held at Wise Guys Restaurant in Princeton, IL

271± Acres

Offered in 4 Tracts



ONLINE BIDDING
AVAILABLE



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In the Schrader Method you can bid on any tract, combinations of tracts or the entire Farm!

TUESDAY, FEBRUARY 16th at 5:00 PM

Bureau County, IL

271± Acres Offered in 4 Tracts

land AUCTION

AUCTION LOCATION: Wise Guys Restaurant – 2205 North Main Street in Princeton, Illinois. Located at the Southeast Corner of Exit 56 off of I-80 (intersection of I-80 and US Hwy 34/Hwy 26) behind McDonald's Restaurant.

PROPERTY DIRECTIONS: From exit 56 off of I-80 (intersection of I-80 and US Hwy 34/Hwy 26) take US Hwy 34 thru Princeton back under I-80 in a Northeasterly direction for 9.6 miles to the property on the right side (intersection of US Hwy 34 and Co Rd 2200 N).

TRACT DESCRIPTIONS:

TRACT 1: 36± ACRES of all tillable land except for road frontage. The two predominate soil types are Sable silt loam and Osco silt loam with a crop productivity index of 138.4 and an Illinois State Productivity index of 186.8 bushels of corn per acre. This tract has frontage on US 34 and Co Rd 2750 E Street. Excellent productivity. Be prepared to bid your price.

TRACT 2: 80± ACRES of all tillable land except for road frontage. The three predominate soil types are Osco silt loam, Muscatune silt loam and Sable silt loam. Combine tracts 1 & 2 for 116± acres of productive farm land with frontage on Co Rd 2200 N and Co Rd 2750 E Street. Create your own combination that best fits your farming operation.

TRACT 3: 78± ACRES of all tillable land except for road frontage. The two predominate soils types are Sable silt loam and Osco silt loam with a crop productivity index of 138.4 and an Illinois State Productivity Index of 186.5 bushels of corn per acre. Easy access from Co Rd 2200 N and Hwy 34.

TRACT 4: 77± ACRES of all tillable land except for road frontage. This tract features Catlin silt loam, Sable silt loam, and Muscatune silt loam as the three predominate soil types. This tract has lots of road frontage on Hwy 34 and easy access from Co Rd 2200 N. Combine tracts 3 & 4 for 155± acres of productive Illinois farm land. Be prepared to bid your price – don't miss this opportunity.

Inspection Date: Monday, January 25 • 11:30 am - 1 pm
Meet a Schrader Representative at Wise Guys Restaurant for Auction Information.

OWNERS: Premiere Partners II Limited Partnership • AUCTION MANAGER: Kevin Jordan



ONLINE BIDDING AVAILABLE

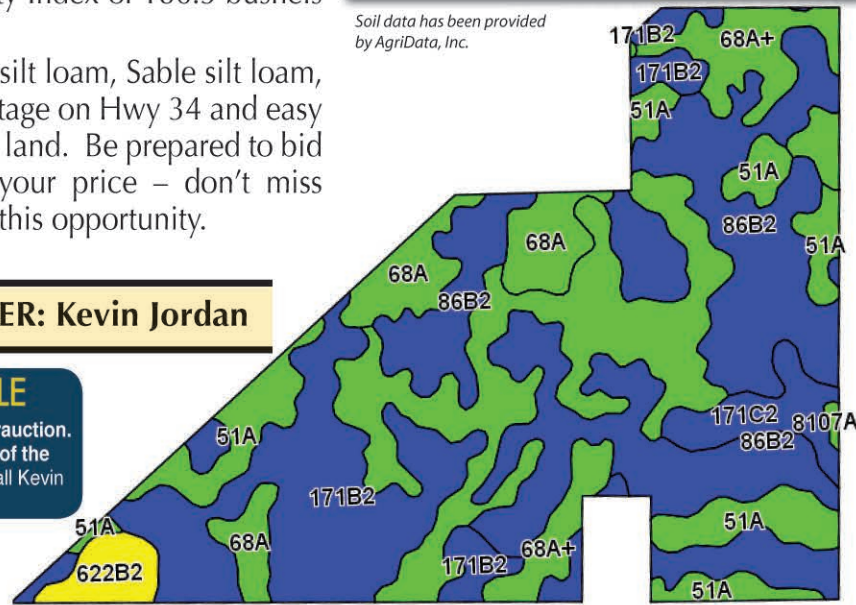
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

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Code	Soil Description	Acres	Corn Bu/A	Crop productivity index for optimum management
68A+	Sable silt loam, 0-2% slopes, overwash	65.37	192	143
86B2	Osco silt loam, 2-5% slopes, eroded	82.37	181	134
51A	Muscatune silt loam, 0-2% slopes	27.36	200	147
171B2	Catlin silt loam, 2-5% slopes, eroded	60.08	178	131
171C2	Catlin silt loam, 5-10% slopes, eroded	10.03	174	128
68A	Sable silty clay loam, 0-2% slopes	18.35	192	143
622B2	Wyanet silt loam, 2-5% slopes, eroded	5.92	153	114
8107A+	Sawmill silt loam, 0-2% slopes, occasionally flooded, overwash	0.52	189	139

Soil data has been provided by AgriData, Inc.



AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts, and as a total 271± acre unit. 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 Seller's 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 Special Warranty Deed, sufficient to convey insurable 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 shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before 3/18/16. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession of the farmland shall be at closing.

REAL ESTATE TAXES: Seller shall pay all 2015 real estate taxes due and payable in 2016. Buyer shall assume any taxes thereafter. If the 2015 real estate taxes payable in 2016 have not been determined by time of closing the buyer will be given a credit at closing based on the last tax statement received on the subject property.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on property tax information and/or aerial mapping.

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 will pay the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised acres 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. An inspection date 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.

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.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

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60± miles North of Peoria**

