

PIATT COUNTY, ILLINOIS



- 3± miles South of Cisco
- 10± miles Southwest of Monticello
- 12± miles Northeast of Decatur
- 25± miles Southwest of Champaign

809± Acres in 12 tracts

February 28th @ 6PM

at the Hilton Garden Inn, Champaign / Urbana,
1501 S Neil St, Champaign IL 61820

- Excellent Soils
- CRP Land w/ \$300/ac Annual Payments
- Hunting Recreational Land
- River Frontage • 2 Homes
- Potential Building Sites



800-451-2709

www.schraderauction.com



MAJOR ILLINOIS LAND AUCTION

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SCHRADER REAL ESTATE &
AUCTION COMPANY, INC. #444.000158
CORPORATE HEADQUARTERS
950 North Liberty Dr.
Columbia City, IN 46725
#6505397356 #444.000158



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ONLINE BIDDING AVAILABLE
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TRACT 7



TRACT 1



TRACT 9



TRACT 11



TRACT 4

TRACT 4



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.

PROPERTY LOCATION:

From the intersection of I-72 and IL-48 (Exit 156) near Cisco, travel south on IL-48 approximately 0.75 miles to E County Line Rd / CR 000 East (before the first curve). Turn left on E County Line Rd / CR 000 East and continue south 2.75 miles to the intersection at Parr Rd / CR 1200 North. Turn left and travel east to the property.

TRACT DESCRIPTIONS:

Tract 1 - 132± acres all tillable with mostly Flanagan, Sable, and Catlin soils. Very nice laying field with good drainage. Frontage on IL 32 and CR 1200 North.

Tract 2 - 105± acres mostly tillable with primarily Flanagan and Catlin soils. Frontage on CR 1200 North.

Tract 3 - 85± acres mostly tillable with primarily Flanagan, Sable, and Russell soils. Frontage on CR 1200 North and County Line Road.

Tract 4 - 25± acres including the home, buildings, land for pasture and the driveway east out to IL 32.

Tract 5 - 65± acres mostly tillable rolling land and home. If purchased separately from Tract 4, this tract will include an easement over the existing drive. Primarily Russel and Senachwine soils. Frontage on IL 32.

Tract 6 - 70± acres mix of grassland and tillable. Approximately 30 acres tillable with USDA approval to add 32± additional tillable acres. (Call Auction Company for details)

Tract 7 - 58± acres mostly tillable land with frontage on County Line Road. Primarily Xenia and Russell soils. Consider combing with Tract 11 to have income producing tillable and quality recreational land!

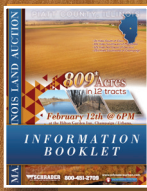
Tract 8 - 22± acres mostly wooded potential building site. Imaging your secluded wooded estate here! Frontage on County Line Road.

Tract 9 - 90± acres wooded recreational land with 39.49 acres CRP paying \$297.36/ac annually and 15.07 acres paying \$300.97/ac annually through 2029. This tract has over 3,500 feet of frontage on the Sangamom River - imagine the possibilities! Access from County Line Road.

Tract 10 - 100± acres wooded recreational land with 72.99 acres CRP paying \$297.36/ac annually through 2029. This tract has approximately 2,800 feet of frontage on the Sangamom River. Great recreation opportunities! Frontage on IL 32.

Tract 11 - 50± acres of wooded recreational land including a small pond and a 40' access out to County Line Rd. Consider putting together with Tracts 9 and 10 to have a income producing hunter's paradise with over a mile of river frontage!

Tract 12 - 7± acres "swing" tract with a unique high potential building site looking over the land to the south. This tract must be combined with an adjoining tract which provides road frontage. Consider putting together with Tract 8 for a one-of-a-kind setting!



Contact Auction Company for a Detailed Information Booklet including CRP Contracts, FSA Info, Soil Maps and Titlework.

INSPECTION DATES:

- Wednesday, February 7th, 10am – Noon
 - Wednesday, February 21st, 1-3pm
- Meet Schrader Representatives at the home on Tract 4 for more information.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 12 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 809-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.
BUYERS PREMIUM: The contract purchase price will include a Buyer's Premium equal to 2% of the high bid amount.
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 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).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 30th, 2018.

POSSESSION:

Possession is at closing.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2018 taxes due in 2019 and thereafter.
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.
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. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
CONSERVATION RESERVE PROGRAM: Buyer(s) shall assume the existing Conservation Reserve Program (CRP) contract(s) obligations and shall timely sign all documents required

by the FSA office in connection therewith. Any penalty, repayment and/or owner-ineligibility after closing shall be the responsibility of the Buyer.
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.
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BUCKS TAKEN ON PROPERTY

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OWNER: Pattengill Trust