

# FARMLAND AUCTION

THURSDAY, OCTOBER 18 • 10AM | JEFFERSON CO, IL

## 240± ACRES IN 3 TRACTS

1± Miles Southwest of Mt. Vernon  
13± Miles West of Mcleansboro



- Productive, Tillable Land
- 205± Tillable Acres Per FSA
- Woods for Hunting
- Great Farmland
- Investment Opportunity



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# FARMLAND AUCTION

Corporate Headquarters:  
950 N Liberty Drive, Columbia City, IN 46725



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	31			

OCTOBER 2018

Auctioneer: Rex Schrader II  
444.000158, 441.001031  
auctions@schraderauction.com

Inspection Dates: Fri, Sept. 28 • Noon-2pm | Tue, Oct. 9 • 1-3pm  
Meet a Schrader Representative at the property for more info.

RETURN SERVICE REQUESTED

1st Class Mail  
U.S. Postage  
PAID  
Columbia City, IN  
PERMIT #260

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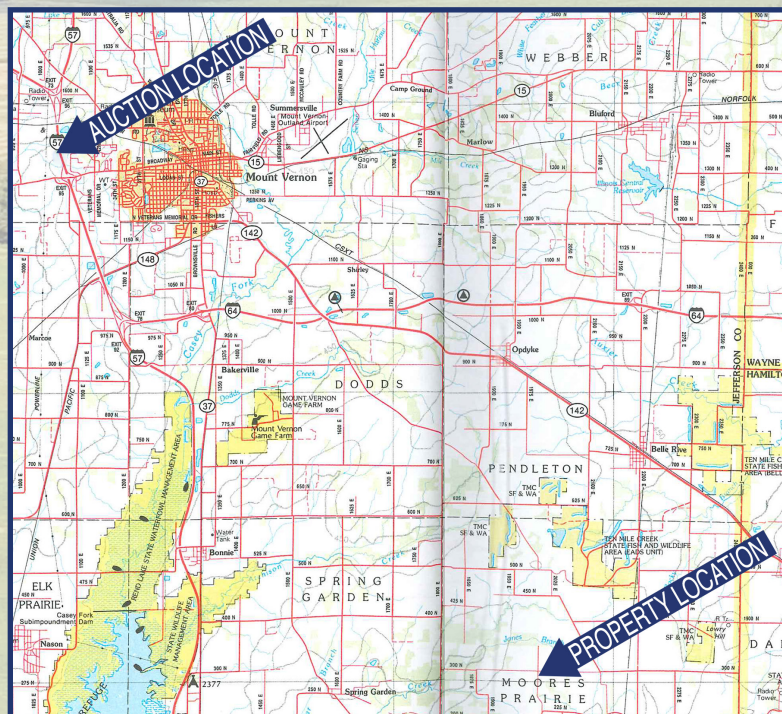


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# 240± ACRES IN 3 TRACTS

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11± Miles Southeast of Mt. Vernon • 13± Miles West of McLeansboro

### AUCTION LOCATION:

Farm Credit Illinois • 410 Potomac Blvd, Mt Vernon, IL

### PROPERTY DIRECTIONS:

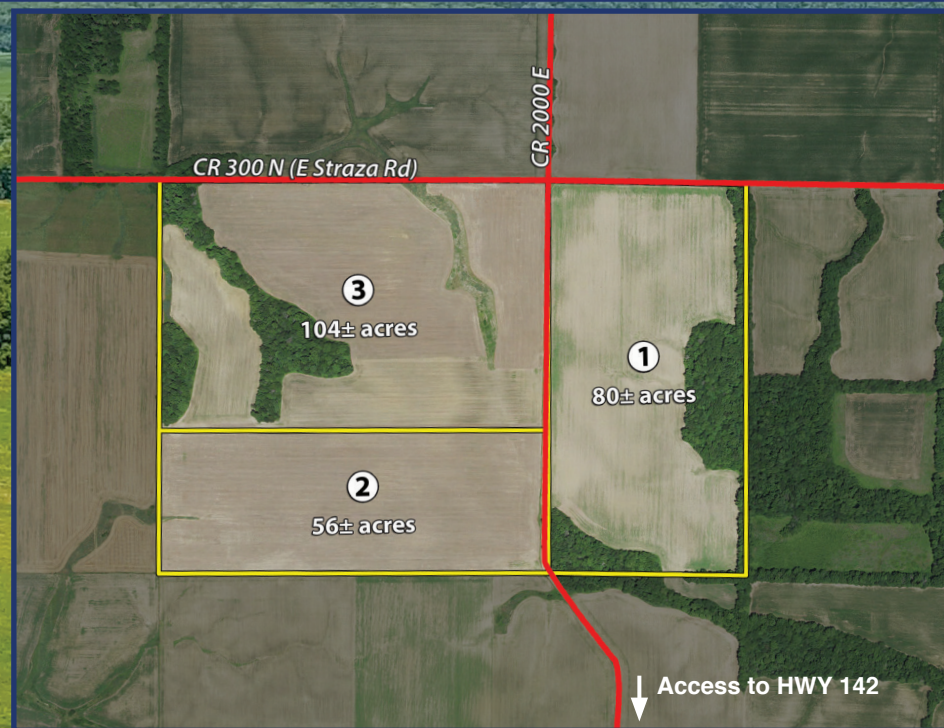
From the intersection of HWY 142 and CR 2200 E (in Belle Rive), travel south on CR 2200 E 5.3 miles to sweeping right turn onto N Ina Lane. Travel west on Ina Lane 2 miles to sweeping left hand turn south. At this curve, watch for signs and travel north on farm lane to the property.

### TRACT DESCRIPTIONS:

**TRACT 1 - 80± ACRES** with approximately 69± acres tillable. Predominantly Hoyleton & Cisne silt loam soils. This tract also gives options of good hunting potential with approximately 11± acres of wooded area. Frontage on CR 2000 E & CR 300 N (farm lanes).

**TRACT 2 - 56± ACRES** all tillable with predominantly Hoyleton silt loam soils and frontage on CR 2000 E.

**TRACT 3 - 104± ACRES** with approximately 89± acres tillable. Predominantly Hoyleton silt loam with added opportunity for excellent hunting. This tract has approximately 12± acres of woods, with frontage on CR 2000 E & CR 300 N.



Tracts 2 & 3

• Productive, Tillable Land • 205± Tillable Acres Per FSA • Woods for Hunting • Great Farmland • Investment Opportunity

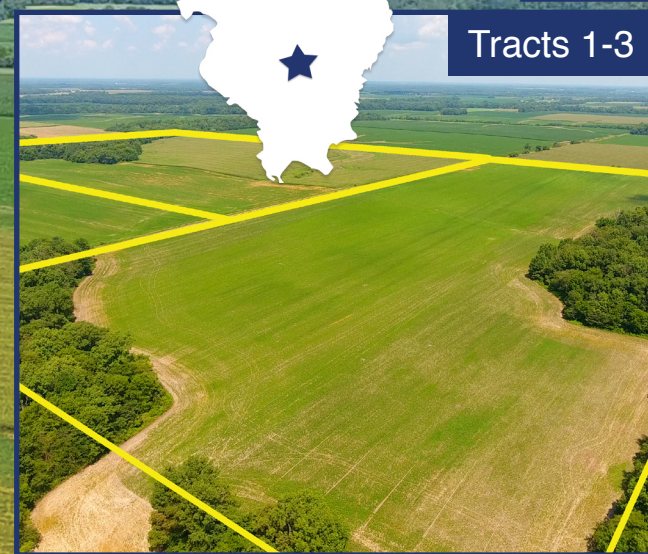
### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 240± 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. **BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price. **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

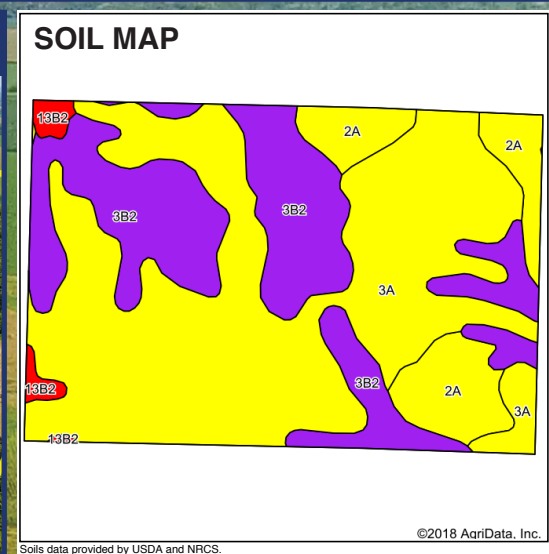
subject to the Sellers' acceptance or rejection. **EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price. **DEED:** Seller shall provide Trustee or Warranty Deed(s). **CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after the auction. **POSSESSION:** Possession is at closing subject to farm tenant's rights to harvest the growing crop. **REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with 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. **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.**



Tracts 1-3



Area Symbol: IL081, Soil Area Version: 10

Code	Soil Description	Acre	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
3A	Hoyleton silt loam, 0 to 2 percent slopes	137.32	57.2%		FAV	146	46	58	0	114	0.00	4.64	108
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	72.15	30.1%		FAV	**139	**44	**55	0	**108	0.00	**4.41	**103
2A	Cisne silt loam, 0 to 2 percent slopes	26.95	11.2%		FAV	149	46	59	0	113	0.00	4.64	109
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	3.58	1.5%		FAV	**129	**42	**52	0	**105	0.00	**3.22	**96
<b>Weighted Average</b>						<b>144</b>	<b>45.3</b>	<b>57.1</b>	<b>-</b>	<b>111.9</b>	<b>0.00</b>	<b>4.55</b>	<b>106.4</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
 a UNF = unfavorable; FAV = favorable  
 b Soils in the southern region were not rated for oats and are shown with a zero "0".  
 c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".  
 d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".  
 e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.