

FARMLAND AUCTION

THURSDAY, OCTOBER 18 • 10AM | FARM CREDIT ILLINOIS IN MT. VERNON

240±

ACRES IN 3 TRACTS

1± Miles Southwest of Mt. Vernon

13± Miles West of Mcleansboro



Jefferson
County
Illinois



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

INFORMATION BOOK

Inspection Dates: Friday, September 28 • Noon-2pm | Tuesday, October 9 • 1-3pm
Meet a Schrader Representative at the property for more information.

800-451-2709 • www.SchraderAuction.com

 **SCHRADER**
Real Estate and Auction Company, Inc.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Martha Moore Trust



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

SALE MANAGER: Roger Diehm • 260-318-2770

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION & TRACT MAPS**
- **SURETY, TILLABLE, & TOPOGRAPHIC SOIL MAPS**
- **FSA 156 EZ & MAPS**
- **COUNTY TAX INFORMATION**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 18, 2018

240 ACRES – JEFFERSON COUNTY, ILLINOIS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Thursday, October 11, 2018.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
240± Acres • Jefferson County, Illinois
Thursday, October 18, 2018

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 18, 2018 at 10:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, October 11, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

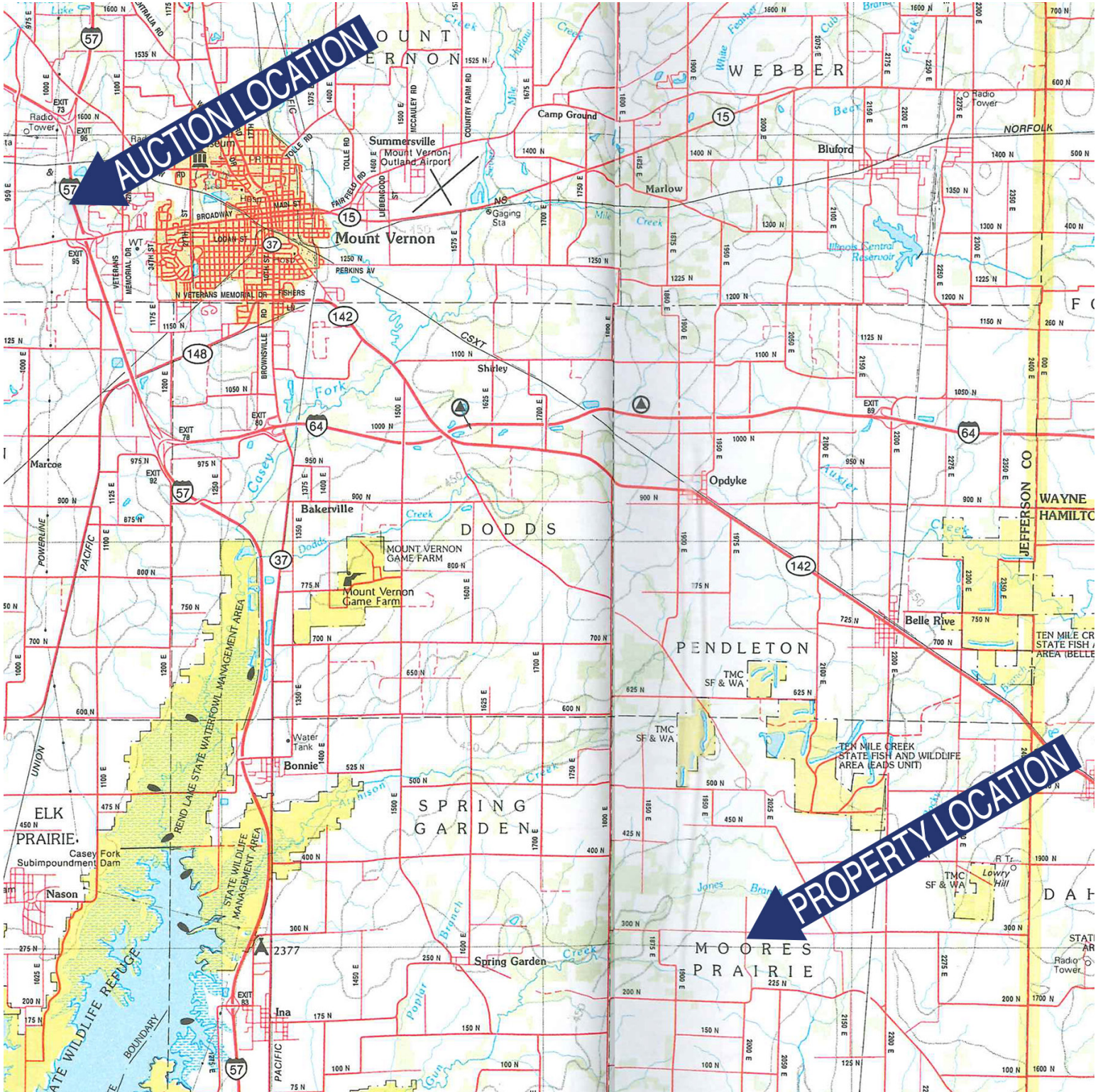
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

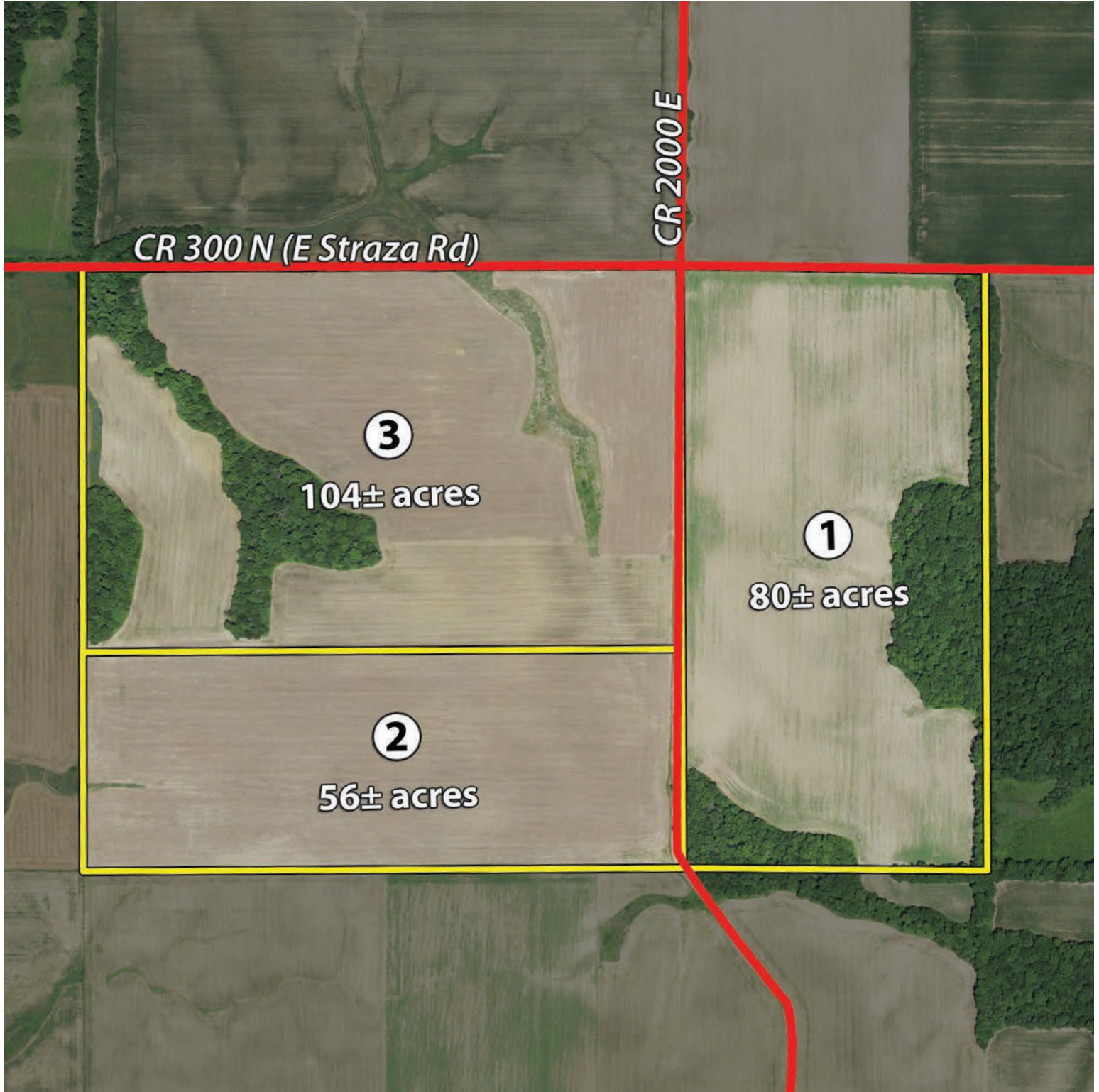
LOCATION & TRACT MAPS

LOCATION MAP



TRACT MAP

TRACTS 1-3





**SURETY, TILLABLE, &
TOPOGRAPHIC SOIL MAPS**

FSA MAP

TRACTS 1-3

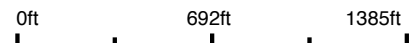
Aerial Map



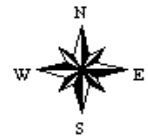
©2018 AgriData, Inc.



map center: 38° 9' 57.03, -88° 46' 47.32



20-4S-4E
Jefferson County
Illinois



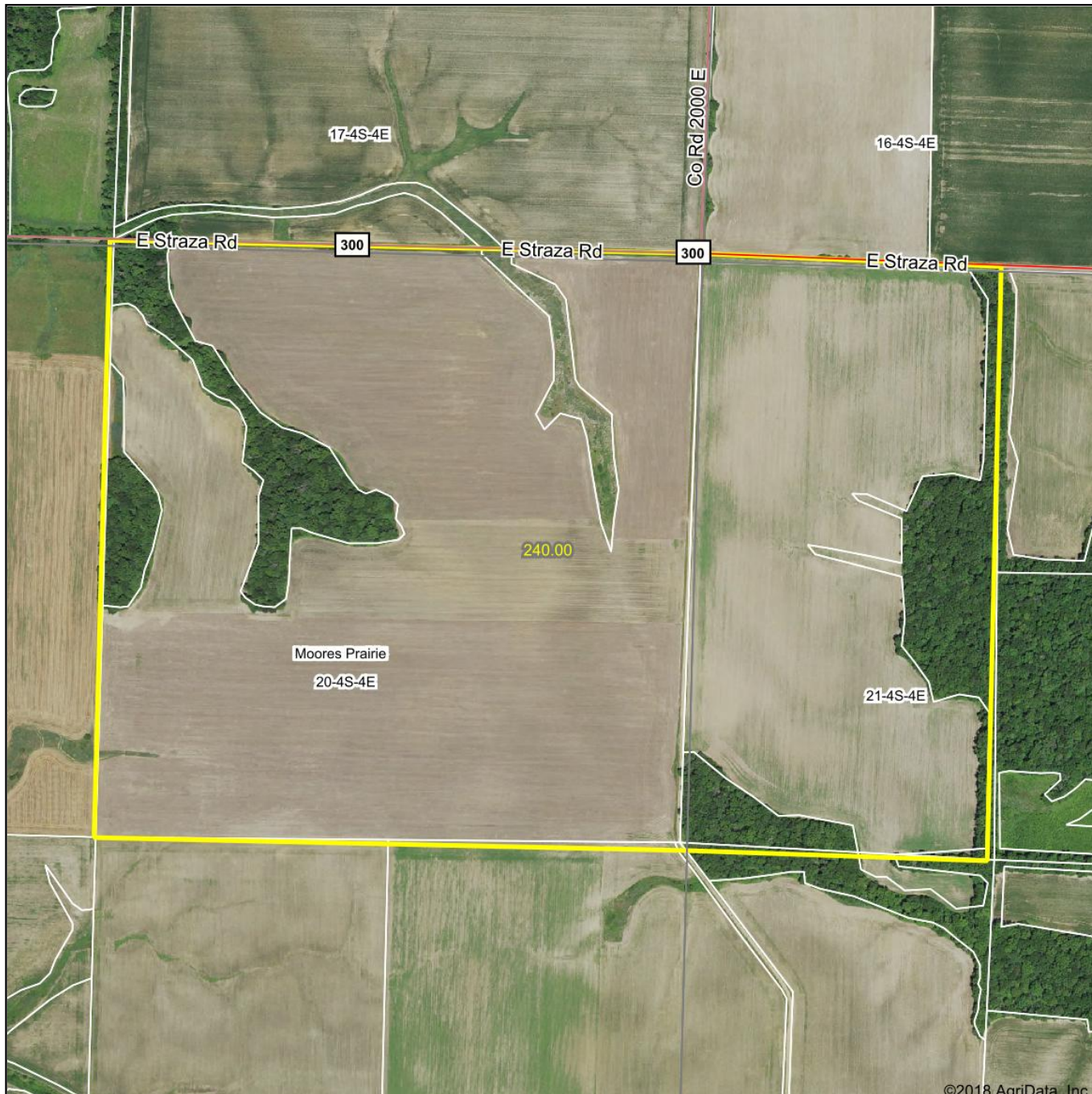
9/4/2018

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

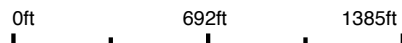
FSA ACRES MAP

TRACTS 1-3

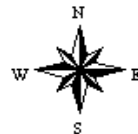
Aerial Map



map center: 38° 9' 57.03, -88° 46' 47.32



20-4S-4E
Jefferson County
Illinois

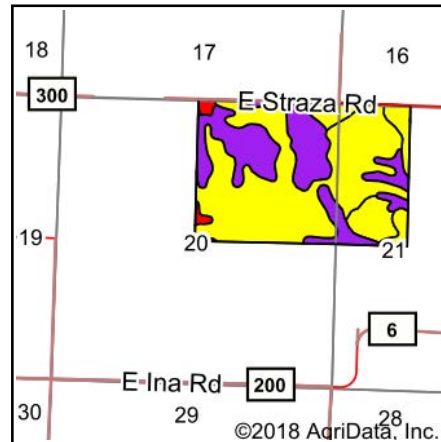
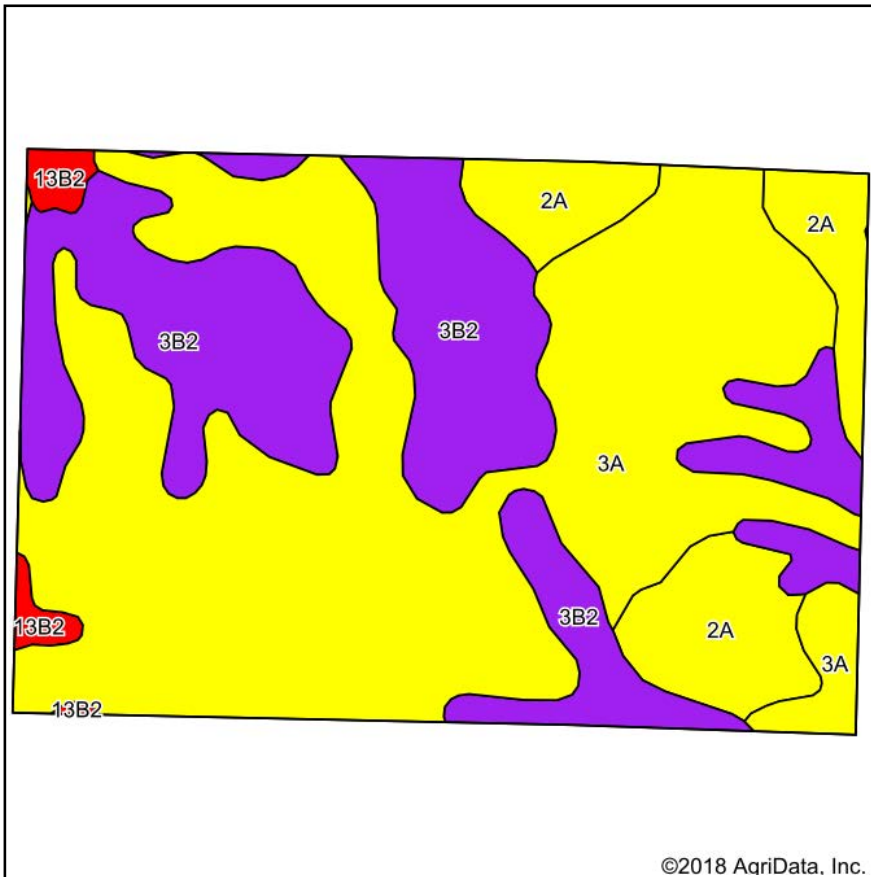


9/4/2018

SURETY SOIL MAP

TRACTS 1-3

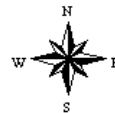
Soils Map



State: **Illinois**
 County: **Jefferson**
 Location: **20-4S-4E**
 Township: **Moore's Prairie**
 Acres: **240**
 Date: **9/4/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL081, Soil Area Version: 10													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	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
Weighted Average						144	45.3	57.1	*	111.9	0.00	4.55	106.4

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".

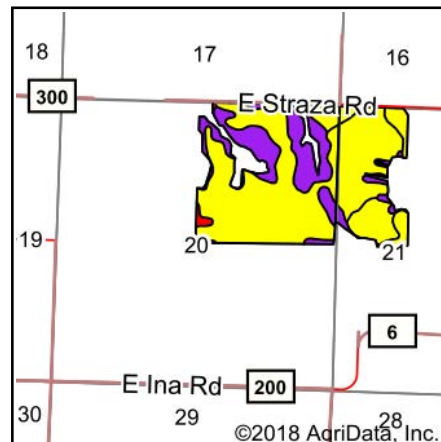
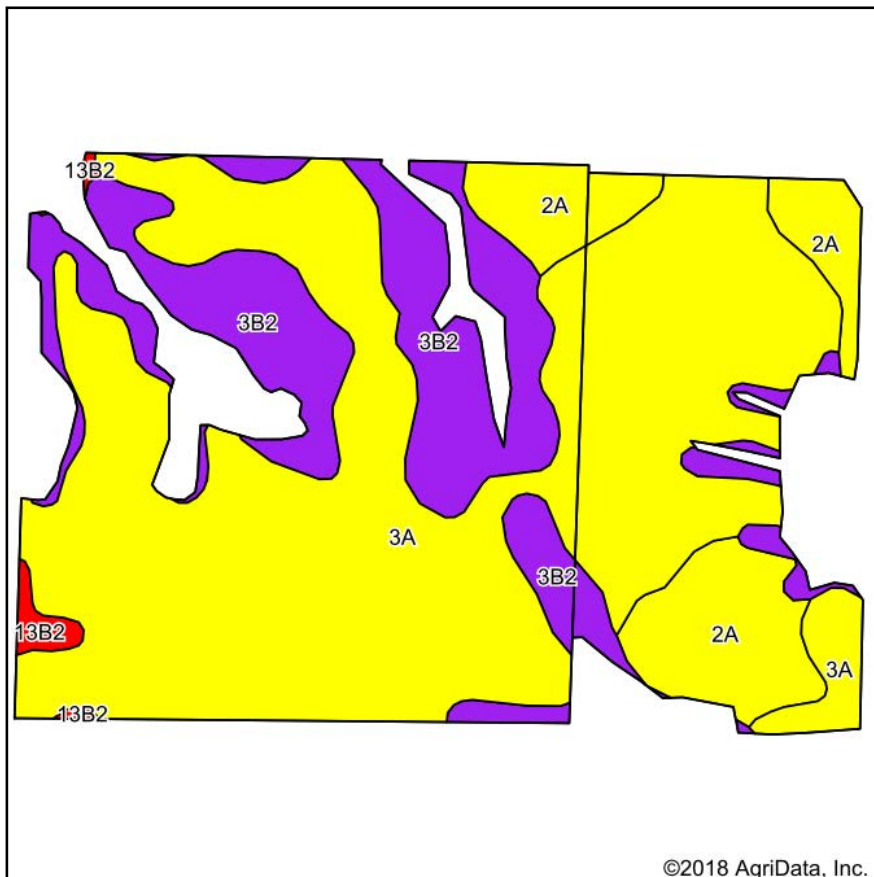
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

TILLABLE SOIL MAP

TRACTS 1-3

Soils Map



State: **Illinois**
 County: **Jefferson**
 Location: **20-4S-4E**
 Township: **Moore's Prairie**
 Acres: **204.92**
 Date: **9/4/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL081, Soil Area Version: 10													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	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	132.73	64.8%		FAV	146	46	58	0	114	0.00	4.64	108
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	46.45	22.7%		FAV	**139	**44	**55	0	**108	0.00	**4.41	**103
2A	Cisne silt loam, 0 to 2 percent slopes	23.93	11.7%		FAV	149	46	59	0	113	0.00	4.64	109
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	1.81	0.9%		FAV	**129	**42	**52	0	**105	0.00	**3.22	**96
Weighted Average						144.6	45.5	57.4	*	112.4	0.00	4.58	106.9

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/>

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^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

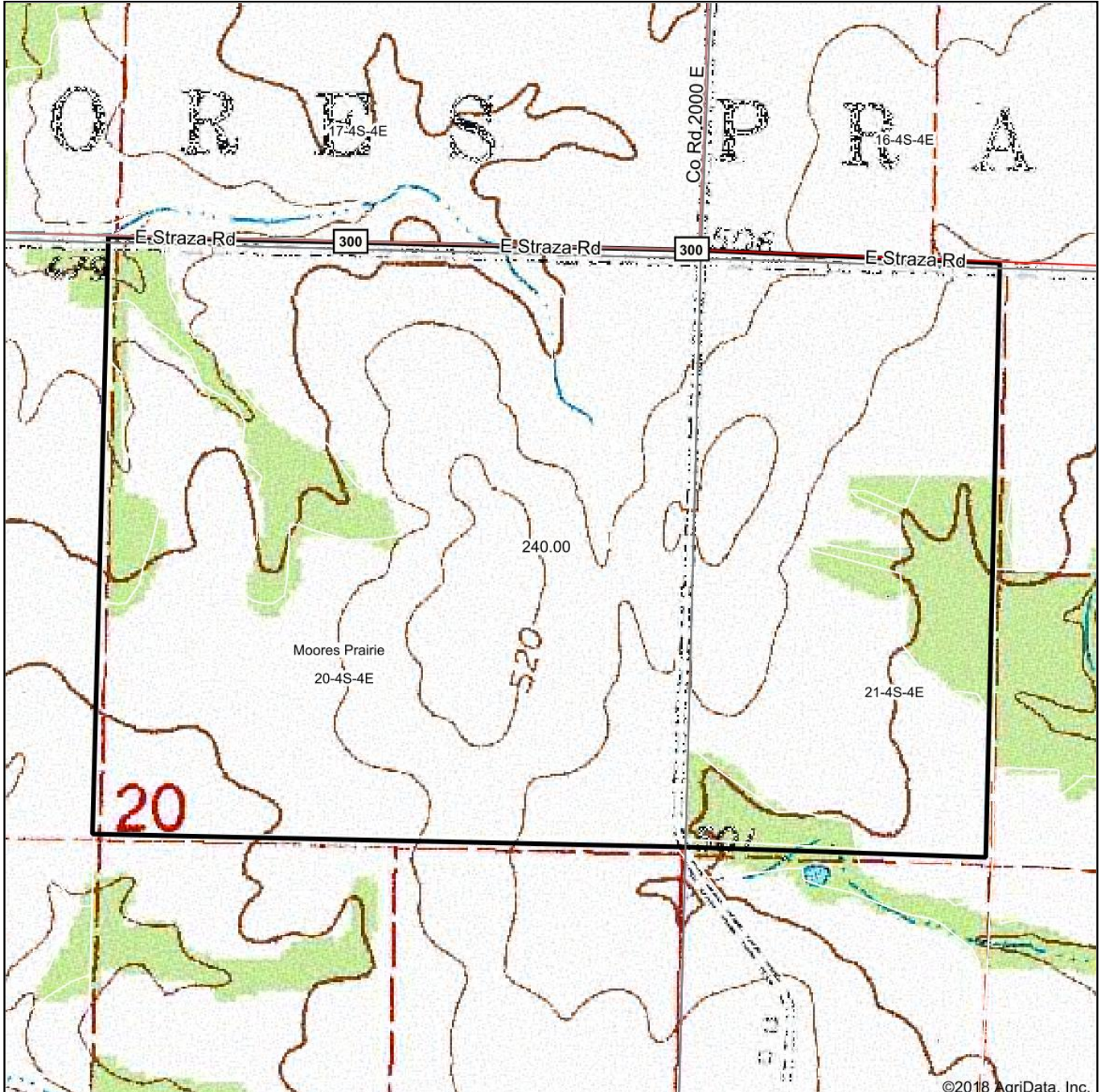
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

TOPOGRAPHIC SOIL MAP

TRACTS 1-3

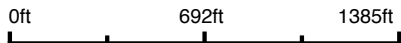
Topography Map



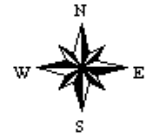
©2018 AgriData, Inc.



map center: 38° 9' 57.03, -88° 46' 47.32



20-4S-4E
Jefferson County
Illinois



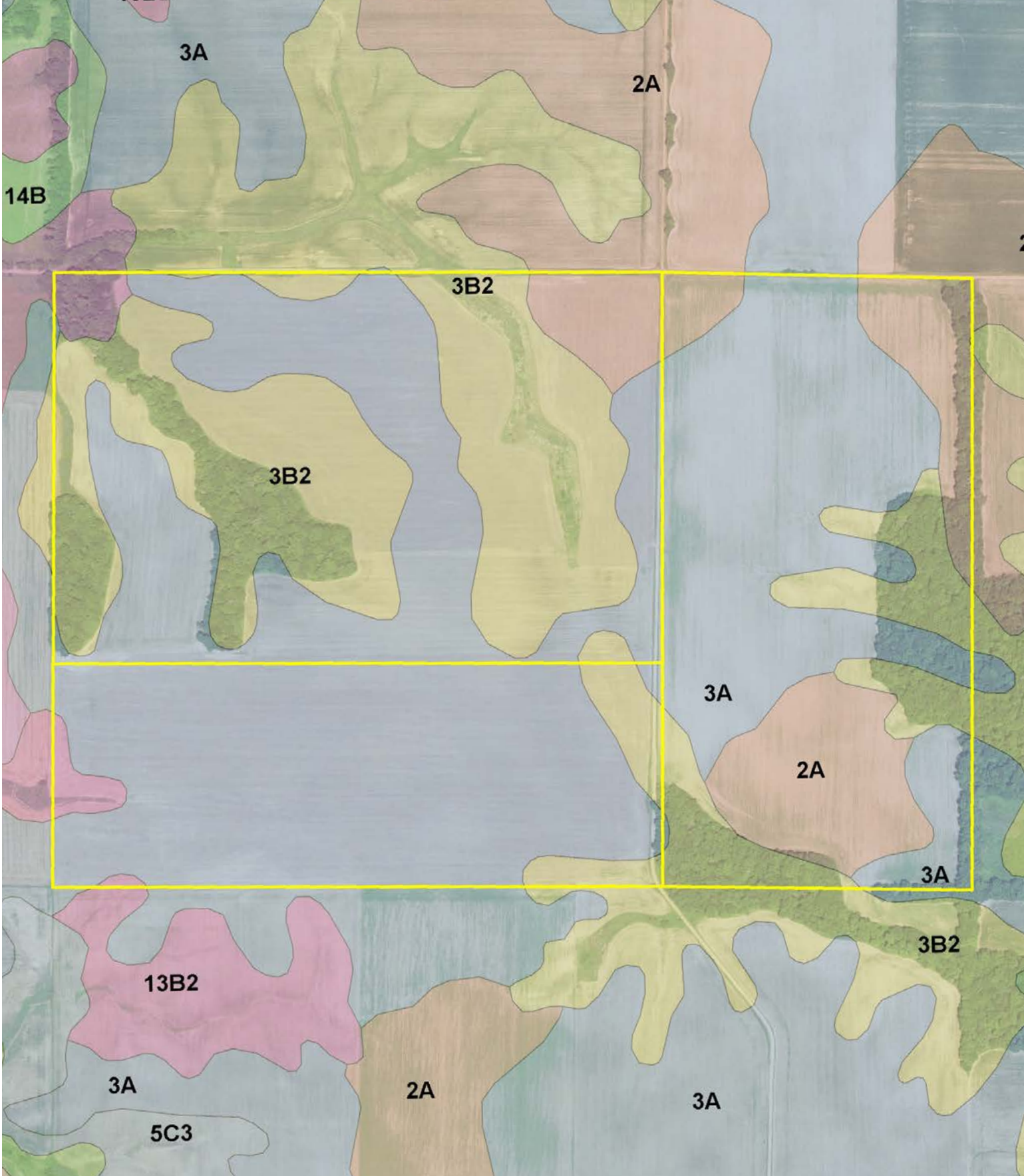
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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9/4/2018

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

SOIL MAP

TRACTS 1-3





FSA 156 EZ & MAPS

FSA 156 EZ & MAPS

FARM: 2059

Illinois
Jefferson

U.S. Department of Agriculture
Farm Service Agency

Prepared: 9/26/18 1:47 PM
Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED]	Farm Identifier Not Applicable	Recon Number
------------------------------------	--	---------------------

Farms Associated with Operator:
[REDACTED]

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
237.36	208.45	208.45	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	208.45	33.4	0.0				

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN , SOYBN

PLC
WHEAT

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	70.2		52	0.0
CORN	49.3		118	0.0
SOYBEANS	121.5		31	0.0
Total Base Acres:	241.0			

Tract Number: 4522 Description: M11&L11

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
237.36	208.45	208.45	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	208.45	33.4	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	70.2		52	0.0
CORN	49.3		118	0.0
SOYBEANS	121.5		31	0.0
Total Base Acres:	241.0			

Owners: STEVEN MOORE
BARBARA A MOYER

TERRY MOORE
MARTHA A MOORE TRUST

Other Producers: DWIGHT KIEFER

FSA 156 EZ & MAPS



United States
Department of
Agriculture

Jefferson County, Illinois



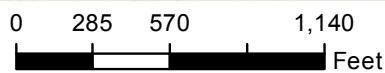
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

Tract Boundary



NAIP Imagery 2017

2018 Program Year

Map Created October 25, 2017

Farm 2059

Tract 4522

Tract Cropland Total: 208.45 acres

IL081_T4522

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

DAN KNOX - JEFFERSON COUNTY COLLECTOR

REAL ESTATE TAX BILL

OFFICE HOURS 8:00 AM - 4:30 PM
MONDAY - FRIDAY PHONE 618-244-8010

TIF EAV	PAY 2016 2017	INDEX NUMBER 16-20-200-001	CLASS CODE 0021	TAXES FOR REAL ESTATE TAX BILL	TAX CODE 54375		
1977 EQUALIZED	0.00						
18500.00							
TAXING BODY							
SENIOR CAP BASE	0.00	JEFFERSON COUNTY	0.694050	9.09	101.96	22.12	41.95
PRIOR YEAR TAX	860.26	MOORES PRAIRIE TWP	0.282440	3.70	41.50	7.06	0.00
FAIR CASH VALUE	0.00	MOORES PRAIRIE RD	0.372910	4.88	54.78	8.70	0.00
ACRES OF LAND	0.00	OPDYKE-B/RIVE E5	2.808140	36.77	412.52	101.50	52.93
ACRES OF FARMLAND	160.00	MT VERNON HI H201	2.595190	33.98	381.24	82.02	17.28
LAND VALUE	0.00	REND LAKE CO JC521	0.648530	8.49	95.26	32.92	2.65
+ BUILD. AND IMPROV.	0.00	MULTI ASSMT DIST 3	0.039360	0.52	5.78	1.08	0.00
- HOME IMP/ENTERPRISE	0.00	C E BREHM MEM LIBR	0.196580	2.57	28.88	6.26	3.04
= TOTAL VALUE	0.00						
x MULTIPLIER	1.0000						
= EQUAL ASSESSED VALUE	0.00						

To Pay Online - Go to: jeffersoncountyillinois.com

- SENIOR CAP EXEMPTION	0.00
- OWNER OCC EXEMPTION	0.00
- HOMESTEAD	0.00
- DISABLED/VETERANS	0.00
- RETURNING VETERANS	0.00

DAN KNOX
JEFFERSON COUNTY COLLECTOR
PO BOX 787
MT VERNON, IL 62864

If you have questions regarding the following please call:

Name/address change/assessments -	Supervisor of Assessments	618-244-8016 ext #7
Lost Bill/payment information -	County Collector/Treasurer	618-244-8010
Tax rates/redemptions -	County Clerk	618-244-8020 ext #3
Website: jeffersoncountyillinois.com * To Pay Online		

1ST DUE DATE	9/28/2017	2ND DUE DATE	11/28/2017
1ST INSTALLMENT	560.96	2ND INSTALLMENT	560.96
INTEREST	COSTS	INTEREST	COSTS
FIRST INSTALLMENT PAID	SECOND INSTALLMENT PAID		
AMOUNT COLLECTED		AMOUNT COLLECTED	
INDEMNITY			

BILLING ADDRESS	MOORE, MARTHA TRUST BARBARA MOYER 1649 COUNTY RD 68 AUBURN IN 46706
PROPERTY ADDRESS	
OWNER'S NAME	MOORE, MARTHA TRUST
LEGAL DESCRIPTION	4S 4E NE

+ FARM LAND	14690.00
+ FARM BUILDINGS	0.00
= NET TAXABLE	14690.00
x RATE	7.637200
= CURRENT TAX	1121.92
+ BACK TAX	0.00
= TOTAL TAX	1121.92

PENALTY ADDED IF PAID AFTER DUE DATE

PLEASE INCLUDE COUPON WITH PAYMENT

COUNTY TAX INFORMATION

TIF EAV	PAY		INDEX NUMBER	CLASS CODE	TAXES FOR		TAX CODE			
0.00	2016	2017	16-21-100-001	0021	REAL ESTATE TAX BILL		54375			
1977 EQUALIZED	8310.00		TAXING BODY		CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT	
SENIOR CAP BASE	0.00		JEFFERSON COUNTY		0.694050	9.09	51.74	10.34	21.29	
PRIOR YEAR TAX	446.08		MOORES PRAIRIE TWP		0.282440	3.70	21.06	3.20	0.00	
FAIR CASH VALUE	0.00		MOORES PRAIRIE RD		0.372910	4.88	27.80	3.90	0.00	
ACRES OF LAND	0.00		OPDYKE-B/RIVE E5		2.808140	36.77	209.32	48.04	26.86	
ACRES OF FARMLAND	80.00		MT VERNON HI H201		2.595190	33.98	193.44	38.28	8.77	
LAND VALUE	0.00		REND LAKE CO JC521		0.648530	8.49	48.34	16.02	1.35	
+ BUILD, AND IMPROV.	0.00		MULTI ASSMT DIST 3		0.039360	0.52	2.94	0.50	0.00	
- HOME IMP/ENTERPRISE	0.00		C E BREHM MEM LIBR		0.196580	2.58	14.66	2.94	1.55	
= TOTAL VALUE	0.00									
x MULTIPLIER	1.0000									
= EQUAL ASSESSED VALUE	0.00		To Pay Online - Go to: jeffersoncountyillinois.com							
- SENIOR CAP EXEMPTION	0.00		DAN KNOX		If you have questions regarding the following please call:					
- OWNER OCC EXEMPTION	0.00		JEFFERSON COUNTY COLLECTOR		Name/address change/assessments -	Supervisor of Assessments	618-244-8016 ext #7			
- HOMESTEAD	0.00		PO BOX 787		Lost Bill/payment information -	County Collector/Treasurer	618-244-8010			
- DISABLED/VETERANS	0.00		MT VERNON, IL 62864		Tax rates/redemptions -	County Clerk	618-244-8020 ext #3			
- RETURNING VETERANS	0.00				Website: jeffersoncountyillinois.com * To Pay Online					
+ FARM LAND	7454.00		1ST DUE DATE	9/28/2017	2ND DUE DATE	11/28/2017				
+ FARM BUILDINGS	0.00		1ST INSTALLMENT	284.65		2ND INSTALLMENT	284.65			
= NET TAXABLE	7454.00		INTEREST	COSTS		INTEREST	COSTS			
x RATE	7.637200		FIRST INSTALLMENT PAID	SECOND INSTALLMENT PAID		PROPERTY ADDRESS				
= CURRENT TAX	569.30						BILLING ADDRESS MOORE, MARTHA TRUST BARBARA MOYER 1649 COUNTY RD 68 AUBURN IN 46706			
+ BACK TAX	0.00						OWNER'S NAME MOORE, MARTHA TRUST			
= TOTAL TAX	569.30						LEGAL DESCRIPTION 4S 4E W1/2 NW			
			AMOUNT COLLECTED		AMOUNT COLLECTED					

PENALTY ADDED IF PAID AFTER DUE DATE

PLEASE INCLUDE COUPON WITH PAYMENT



PHOTOS

PHOTOS



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