

Illinois

# VIRTUAL LAND AUCTION

- Rare Illinois Farmland Portfolio Opportunity
- 1,032± Cropland Acres Per FSA
- Virtual Auction: Bid Online or Via Phone

1,132±  
acres

Ogle, Boone, Winnebago,  
Stark, Clay & Wayne  
Counties in Illinois

Saturday, October 31 • 10am CST

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

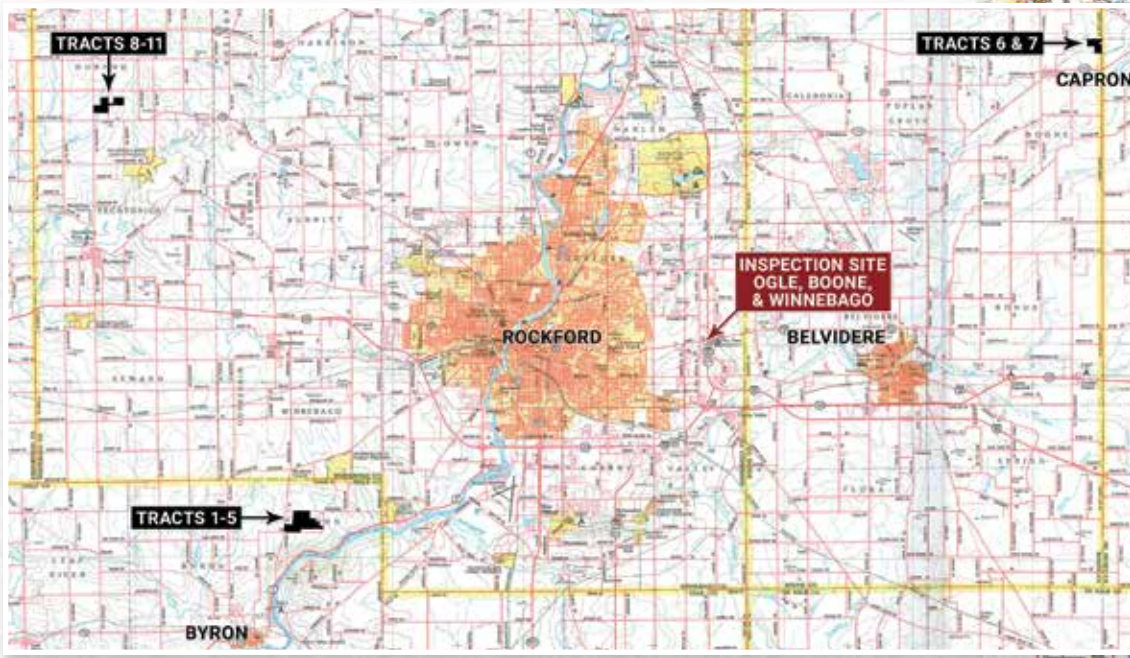
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OGLE  
BOONE  
WINNEBAGO  
STARK  
CLAY & WAYNE



*A unique investment opportunity with 1,132± total acres, offering diverse locations in Northern, Central, &*

*Southern Illinois. These parcels include a high percentage of tillable acres as well as pasture/woodland!*



**Inspection Dates - Ogle, Boone, & Winnebago:** Friday, October 2 • 9-11am CST, Saturday, October 10 • 9-11am CST, & Thursday, October 29 • 9-11am CST, Meet a Schrader Representative at the Inspection Site for additional information regarding the properties.

**Inspection Site Location:** Radisson Hotel & Conference Center Rockford • 200 S Bell School Road, Rockford, IL 61108 • From the I-90/39 Toll Road on the East side of Rockford, take exit 15 (US 20 Business – State St). Go West on E State St (Bus. US 20) approximately .4 mile to Bell School Road. Go South (left) on Bell School Road .1 mile to Walton St. Then East (left) onto Walton St, and the inspection site is the first place on the right.



**Inspection Dates - Stark:** Thursday, October 1 • 3-5pm CST, Friday, October 9 • 3-5pm CST, & Thursday, October 29 • 1-3pm CST, Meet a Schrader Representative at the Inspection Site for additional information regarding the properties.

**Inspection Site Location:** Bradford American Legion • Located 2 miles West of Bradford, IL on IL 93 at the intersection of IL 93 and County Road 1500 E.

There will be open bidding on individual tracts, combinations of tracts, and all 21 tracts as a whole during the auction!

COUNTY	ACRES	FSA CROPLAND ACRES
Ogle (Tracts 1-5)	345±	301±
Boone (Tracts 6 & 7)	113±	104±
Winnebago (Tracts 8-11)	179±	161±
Stark (Tracts 12-18)	386±	364±
Clay & Wayne (Tracts 19-21)	109±	102±



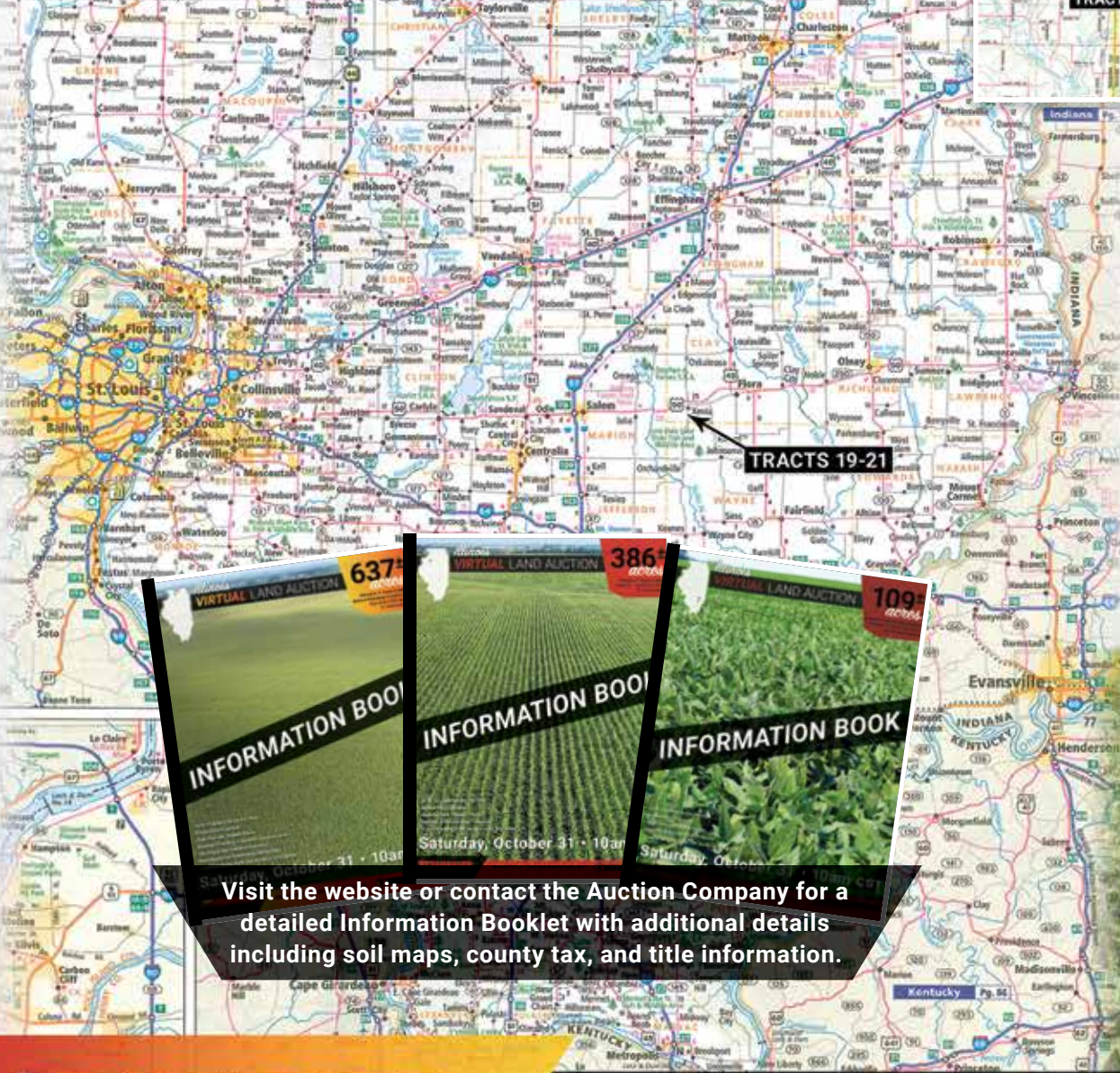
**Inspection Dates - Clay & Wayne:** Thursday, October 1 • 3-5pm CST, Monday, October 12 • 3-5pm CST, & Thursday, October 29 • 9-11am CST, Meet a Schrader Representative at the Inspection Site for additional information regarding the properties.

**Inspection Site Location:** Xenia Village Hall & Community Center • 601 Church Street, Xenia, IL

*We will be calling bids on each tract from a remote location.*

- 1) Bid online at [www.SchraderAuction.com](http://www.SchraderAuction.com). You must be registered to bid online **ONE WEEK BEFORE THE AUCTION**.
- 2) Bid by phone during the auction. Contact the auction company no later than **12PM (NOON), DAY BEFORE AUCTION** to schedule your call.
- 3) Bid by submitting an absentee bid on the tract(s) that you are interested in. Absentee bids need to be turned in no later than **12PM (NOON), DAY BEFORE AUCTION**.

2% Buyer's Premium



Visit the website or contact the Auction Company for a detailed Information Booklet with additional details including soil maps, county tax, and title information.

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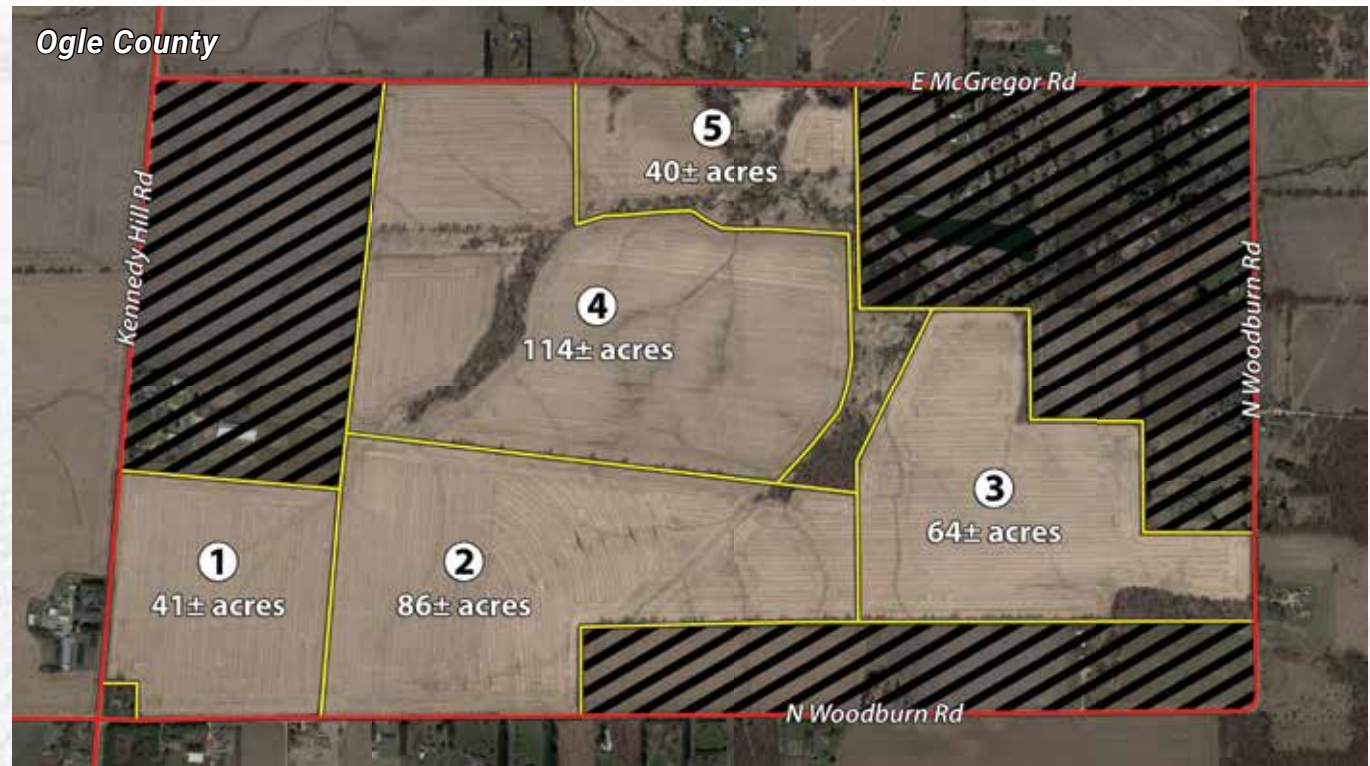
## Saturday, October 31 • 10am CST

# 345± acres

Ogle County, IL



**Inspection Dates:** Friday, October 2 • 9-11am CST, Saturday, October 10 • 9-11am CST, & Thursday, October 29 • 9-11am CST, Meet a Schrader Representative at the Inspection Site. **Inspection Site Location:** Radisson Hotel & Conference Center Rockford • 200 S Bell School Road, Rockford, IL 61108



**Ogle County Tract Locations (1-5):** From downtown Byron at the East Junction of IL 72 and IL 2 (Union Street & Blackhawk Drive), go East and North out of Byron on IL 2 (Blackhawk Drive) for 2.3 miles to Kennedy Hill Road. Turn North (left) onto Kennedy Hill Road and go 1.6 miles to Woodburn Road. Turn and go East on Woodburn Road a short distance to Tract 1 on the north side of the road (Tract 1 also has frontage on Kennedy Hill Road), and just East of Tract 1 is Tract 2. Continue on Woodburn Road and take its curve to North. Approximately .1 mile North of the curve is Tract 3 on the West side of Woodburn Road. Continue North on Woodburn Road for another .6 mile to McGregor Road. Turn West on McGregor Road and go ½ mile to Tract 5 on the South side of the road and just past Tract 5 is Tract 4.



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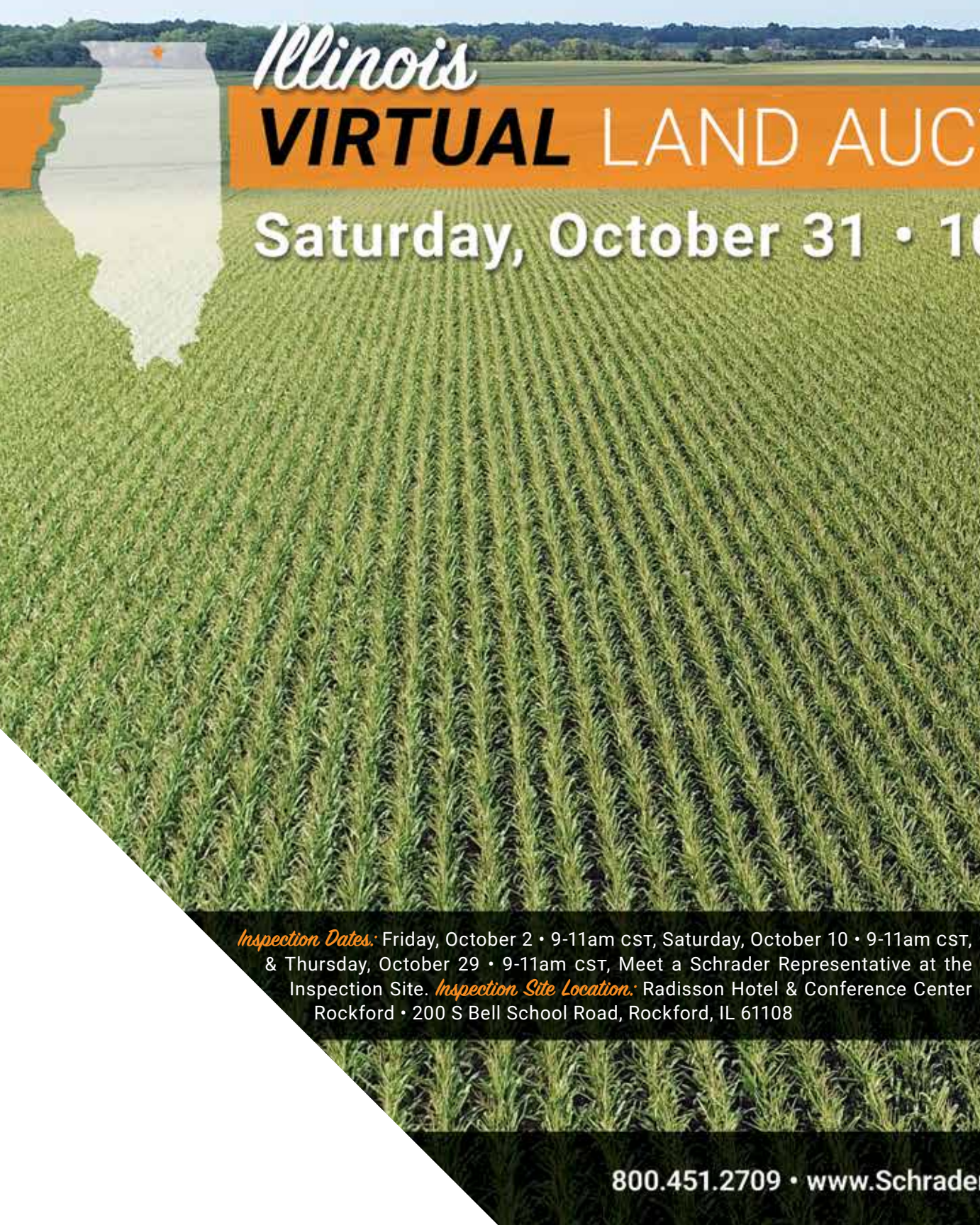
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# VIRTUAL LAND AUCTION

## Saturday, October 31 • 10am CST

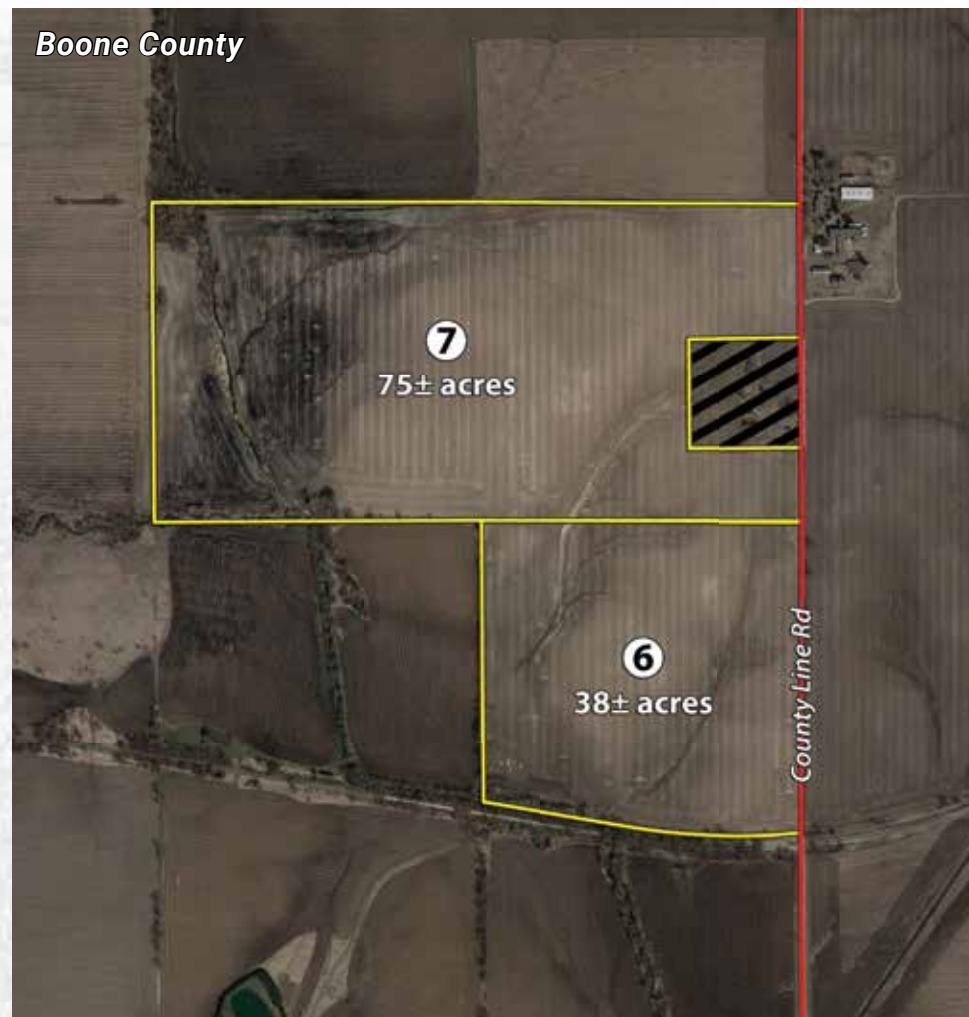
# 113± acres

Boone County, IL



**Inspection Dates:** Friday, October 2 • 9-11am CST, Saturday, October 10 • 9-11am CST, & Thursday, October 29 • 9-11am CST, Meet a Schrader Representative at the Inspection Site. **Inspection Site Location:** Radisson Hotel & Conference Center Rockford • 200 S Bell School Road, Rockford, IL 61108

Boone County



**Boone County Tract Locations (6 & 7):** From Capron, go East on IL 173 1 ¼ miles to County Line Road. Go North on County Line Road approximately ½ mile to Tract 6 on the West side of the road. Tract 7 is North of Tract 6.



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BOONE  
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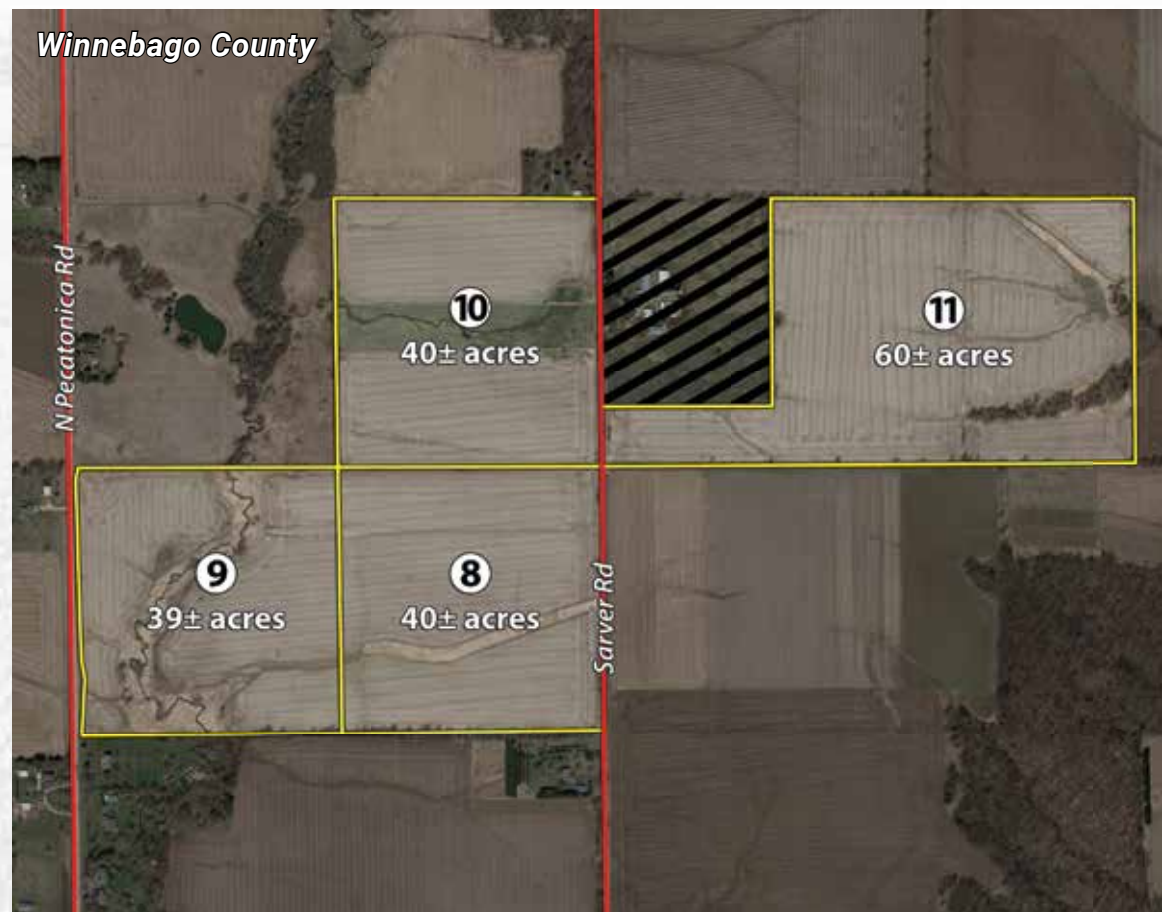
# 179± acres

Winnebago County, IL



**Inspection Dates:** Friday, October 2 • 9-11am CST, Saturday, October 10 • 9-11am CST, & Thursday, October 29 • 9-11am CST, Meet a Schrader Representative at the Inspection Site. **Inspection Site Location:** Radisson Hotel & Conference Center Rockford • 200 S Bell School Road, Rockford, IL 61108

Winnebago County



**Winnebago County Tract Locations (8-11):** From the intersection of IL 70 (Center Road) and IL 75 (Freeport Road) South of Durand, go West on IL 75 for 1 ½ miles to Pecatonica Road. Travel South on Pecatonica Road for 2 ½ miles to Tract 9 on the East side of the road. Continue South on Pecatonica Road for another ½ mile to Trask Bridge Road, then go east on Trask Bridge Road for a half mile to Sarver Road. Go north on Sarver Road for a quarter mile to Tract 8 on the left and another ¼ mile north to Tract 10 on the left and Tract 11 on the right.



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WINNEBAGO  
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# VIRTUAL LAND AUCTION

## Saturday, October 31 • 10am CST

# 386± acres

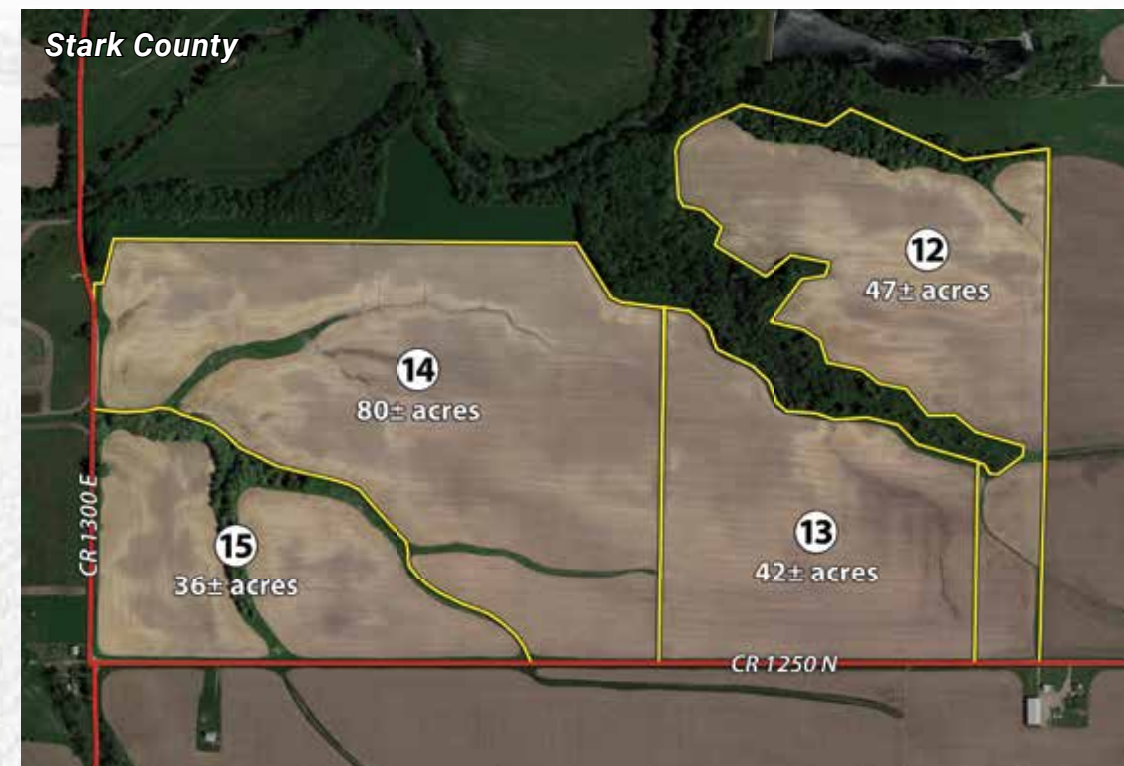
Stark County, IL



**Inspection Dates:** Thursday, October 1 • 3-5pm CST, Friday, October 9 • 3-5pm CST, & Thursday, October 29 • 1-3pm CST, Meet a Schrader Representative at the Inspection Site. **Inspection Site Location:** Bradford American Legion • Located 2 miles West of Bradford, IL on IL 93 at the intersection of IL 93 and County Road 1500 E.

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**Stark County Tract Locations (12-15):** From Bradford, IL travel straight West on IL 40 / IL 93 2 miles to County Rd 1. Turn left (South) and travel 1.8 miles to County Road 1250 N. Turn right (West) and proceed 0.65 miles to the property on North side on the road. **Tract Locations (16-18):** From Kewanee travel off of IL 78 onto East Church Street (which turns into Osceola Road) 6 miles to County Road 250. **For Tracts 17 & 18,** turn left (North) and proceed 0.1 mile to property (East side of road). **For Tract 16** continue on Osceola Road 0.2 miles to County Road 1750 E. Turn left (North) and proceed 0.3 miles to property on left (North).



STARK  
CLAY & WAYNE



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Illinois

# VIRTUAL LAND AUCTION

## Saturday, October 31 • 10am CST

# 109± acres

Clay & Wayne County, IL



*Inspection Dates:* Thursday, October 1 • 3-5pm CST, Monday, October 12 • 3-5pm CST, & Thursday, October 29 • 9-11am CST, Meet a Schrader Representative at the Inspection Site.

*Inspection Site Location:* Xenia Village Hall & Community Center • 601 Church Street, Xenia, IL



*Clay & Wayne County Tract Locations - From Downtown Xenia, travel South on Main Street. Continue onto Fairfield Street South:*

*Tract (19):* Travel to Summit Street (on the South edge of Xenia). Turn East on Summit Street and travel 400' to the property.

*Tract (20):* Travel approximately 1.4 miles to Popeberry Lane. Turn East and travel 0.75 miles to Hackberry Road. Turn South and travel 0.5 miles to the property.

*Tract (21):* Travel approximately 2.3 miles to County Road 2375 N. Turn West and travel 0.8 miles to the property.



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CLAY & WAYNE





Call us at **800.451.2709** or go to **www.SchraderAuction.com** to access three additional brochures with more information on these properties!

**Illinois VIRTUAL LAND AUCTION** **637± acres**

Offered in 11 Tracts in Ogle, Boone & Winnebago Counties. Part of an 1,322-Acre, 21 Tract Auction

566± Cropland Acres Per FSA  
 • Productive Cropland  
 • High Percent Tillable Tracts  
 • Pasture Providing Livestock Opportunities  
 • Hunting & Recreational Potential  
 • Investigate for Potential Building Sites  
 • Tracts Ranging from 38± Acres to 114± Acres

2% Buyer's Premium

**Saturday, October 31 • 10am CST**

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**Illinois VIRTUAL LAND AUCTION** **386± acres**

Offered in 10 Tracts in Stark County, IL. Part of an 1,182-Acre, 21 Tract Auction

344± Cropland Acres Per FSA  
 • Productive Cropland  
 • High Percent Tillable Tracts  
 • Hunting & Recreational Potential  
 • Tracts Ranging from 10± Acres to 49± Acres

2% Buyer's Premium

**Saturday, October 31 • 10am CST**

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**Illinois VIRTUAL LAND AUCTION** **109± acres**

Offered in 2 Tracts in Clay & Wayne Counties, IL. Part of an 1,122-Acre, 21 Tract Auction

122± Cropland Acres Per FSA  
 • Productive Cropland  
 • High Percent Tillable Tracts  
 • Hunting & Recreational Potential  
 • Tracts Ranging from 40± Acres to 60± Acres

2% Buyer's Premium

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**THE ORIGINAL MULTI-TRACT AUCTIONS**

*We will be calling bids on each tract from a remote location.*

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<b>October</b>	<b>SU</b>	<b>M</b>	<b>TU</b>	<b>W</b>	<b>TH</b>	<b>F</b>	<b>SA</b>
					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	<b>31</b>



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**Corporate Headquarters:** 950 N Liberty Drive,  
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Call our office or go online for access to the additional brochures for this auction. A full list of this auction's terms and conditions can be found on our website and in any of the supplementary brochures.

**2% Buyer's Premium**





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**MULTI-TRACT  
AUCTIONS**



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