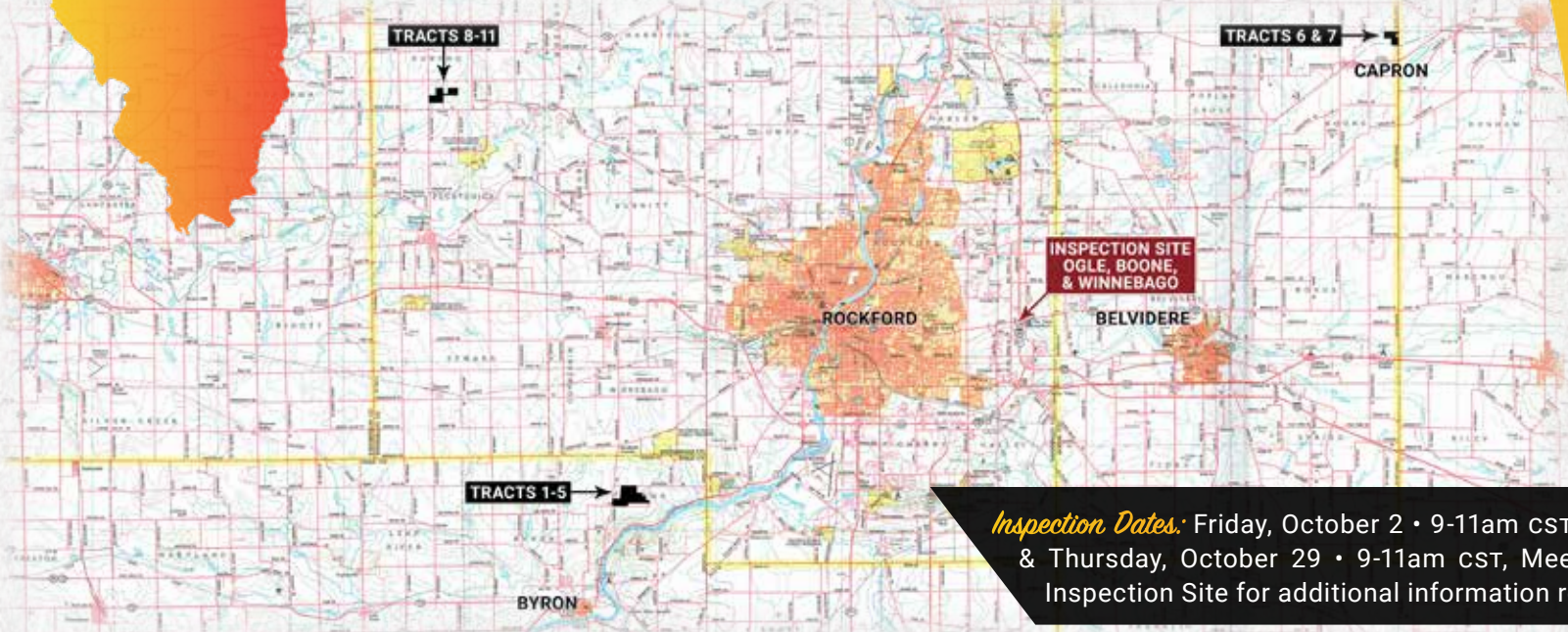


# Illinois VIRTUAL LAND AUCTION

# 637± acres

Offered in 11 Tracts in Ogle, Boone & Winnebago Counties, IL  
Part of an 1,132± Acre, 21 Tract Auction



**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 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.

**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.

**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.

**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.

## Saturday, October 31 • 10am CST



800.451.2709 • www.SchraderAuction.com



ONLINE BIDDING AVAILABLE

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## Illinois VIRTUAL LAND AUCTION

Saturday, October 31 • 10am CST

Follow us on:



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

#478-025754 #444-000158



**Corporate Headquarters:**

950 N Liberty Drive, Columbia City, IN 46725

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# 637± acres

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Part of an 1,132± Acre, 21 Tract Auction

## Illinois VIRTUAL LAND AUCTION

Ogle County: North of Byron  
Boone County: Northeast of Capron  
Winnebago County: Between Durand & Pecatonica

- 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

## Saturday, October 31 • 10am CST



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# Illinois VIRTUAL LAND AUCTION

# 637± acres

Offered in 11 Tracts in Ogle, Boone & Winnebago Counties, IL  
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Ogle County: North of Byron  
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2% Buyer's Premium

## Saturday, October 31 • 10am CST



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ONLINE BIDDING AVAILABLE



Illinois

# VIRTUAL LAND AUCTION

# 637± acres

This property is part of an 1,132± acre, 21 tract, virtual auction, with additional acreage in Stark, Clay and Wayne Counties in Illinois. **THIS AUCTION WILL BE HELD VIRTUALLY!** Bids can be made online or by phone. Please visit the website or contact us for additional information!

Offered in 11 Tracts in Ogle, Boone & Winnebago Counties, IL  
Part of an 1,132± Acre, 21 Tract Auction



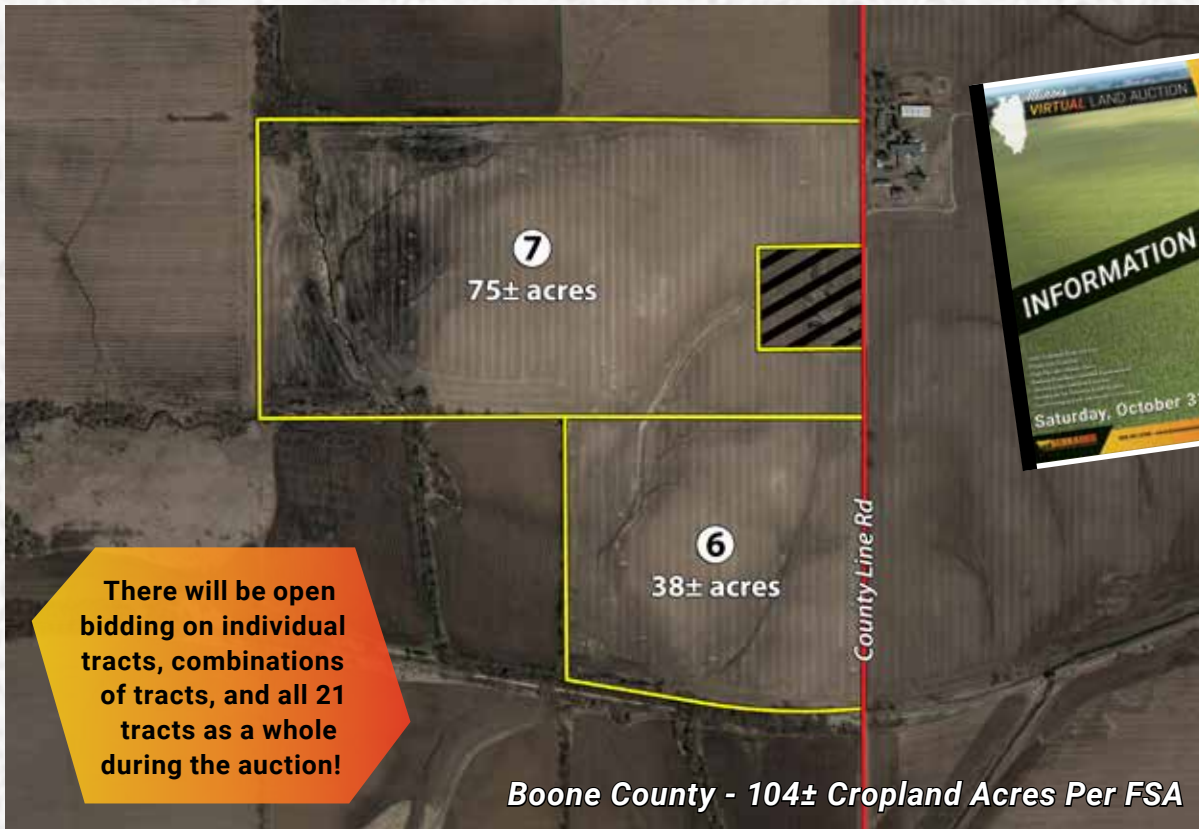
Ogle County - 301± Cropland Acres Per FSA



### Tract Information

- TRACT 1: 41± ACRES** nearly all tillable productive cropland with frontage on Kennedy Hill and Woodburn Roads.
- TRACT 2: 86± ACRES** nearly all tillable productive cropland with frontage on Woodburn Road.
- TRACT 3: 64± ACRES** mostly all tillable with a small woods in the southeast portion. Frontage on Woodburn Road.
- TRACT 4: 114± ACRES** mostly tillable productive cropland with some fenced pasture and woods. Frontage on McGregor Road.
- TRACT 5: 40± ACRES** mixed use tract. Investigate this tract for a potential beautiful country home site. There is a great mix of woods for hunting and recreation along with tillable land for income. This tract has a creek running through it and frontage on McGregor Road.

- 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



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

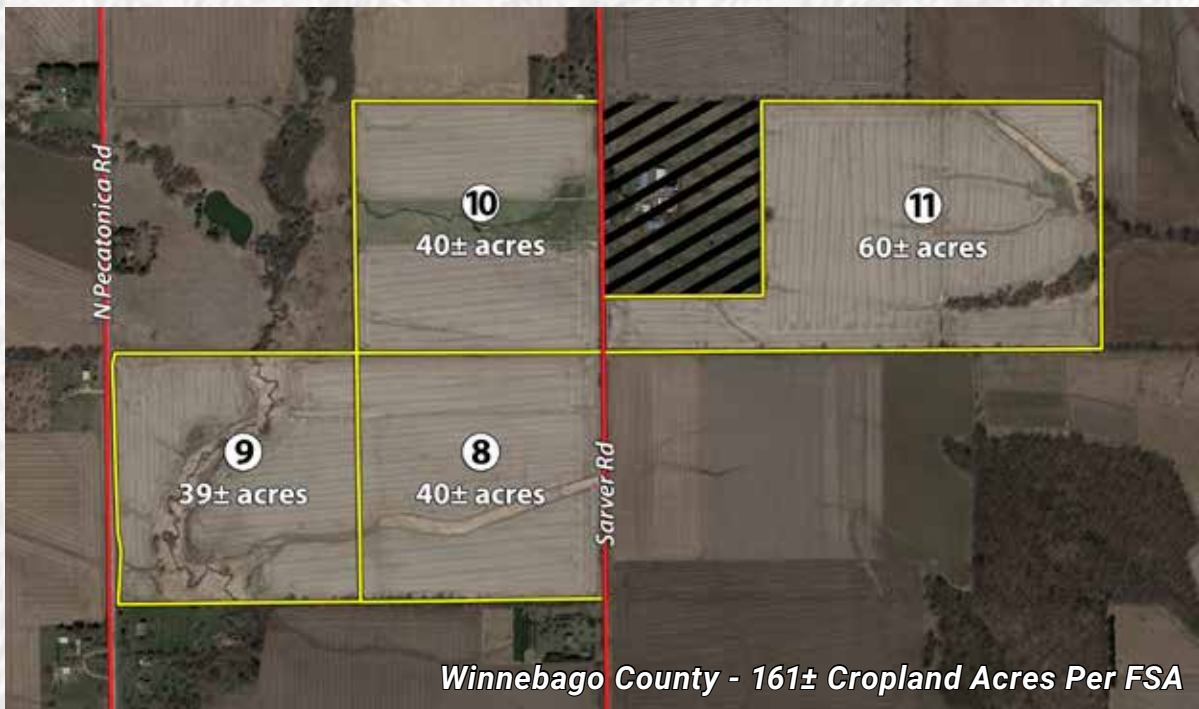
Boone County - 104± Cropland Acres Per FSA

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

### Tract Information Continued

- TRACT 6: 38± ACRES** nearly all tillable productive cropland. Frontage on Boone-McHenry County Line Road.
- TRACT 7: 75± ACRES** mostly tillable productive cropland with a ditch crossing mostly north to south in the western portion. Frontage on Boone-McHenry County Line Road.
- TRACT 8: 40± ACRES** mostly all tillable productive cropland. Frontage on Sarver Road.
- TRACT 9: 39± ACRES** good mix of tillable land and grassland providing opportunity for a livestock operation. Also investigate for a possible building site. Frontage on Pecatonica Road.
- TRACT 10: 40± ACRES** productive Cropland. 32.4 acres of cropland per FSA and approximately 6 1/2 acres of pasture. Frontage on Sarver Road.
- TRACT 11: 60± ACRES** productive Cropland. 57.35 cropland acres per FSA. Road frontage on Sarver Road.

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Winnebago County - 161± Cropland Acres Per FSA

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**.



# Saturday, October 31 • 10am CST

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 21 individual tracts, any combination of tracts & as a total 1,132± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.  
**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.  
**DOWN PAYMENT:** 10% down payment due by Tuesday November 3rd for individual tracts or combinations of tracts. The down payment may be made in the form of a wire transfer, cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements via DocuSign/Electronic Signature immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.  
**VIRTUAL AUCTION:** This auction will be conducted virtually only. Bidders will not arrive on-site to bid at the auction but will rather bid electronically through our auction website or via phone. All bidders must register prior to the auction. Please contact the auction company at 800-451-2709 for more information.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Special Warranty Deed(s).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing, subject to farm tenants' rights to harvest growing crop.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 2021 taxes due in 2022 & thereafter.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Com-

binations purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**  
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Seller: Iron Horse Acres, LLC