

Saturday, October 31 • 10am CST

- 102± Cropland Acres Per FSA
- Productive Cropland
- High Percent Tillable Tracts
- Hunting & Recreational Potential
- Tracts Ranging from 19± Acres to 50± Acres

2% Buyer's Premium



Near Xenia, Illinois

Illinois VIRTUAL LAND AUCTION

109± acres

Offered 3 Tracts in Clay & Wayne Counties, IL | Part of an 1,132± Acre, 21 Tract Auction



October						
SU	M	TU	W	TH	F	SA
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

Auction Manager:

Brad Horral • 877.293.7097 #475.097473
Schrader Real Estate and Auction Company, Inc.
#478.025754 #444.000158

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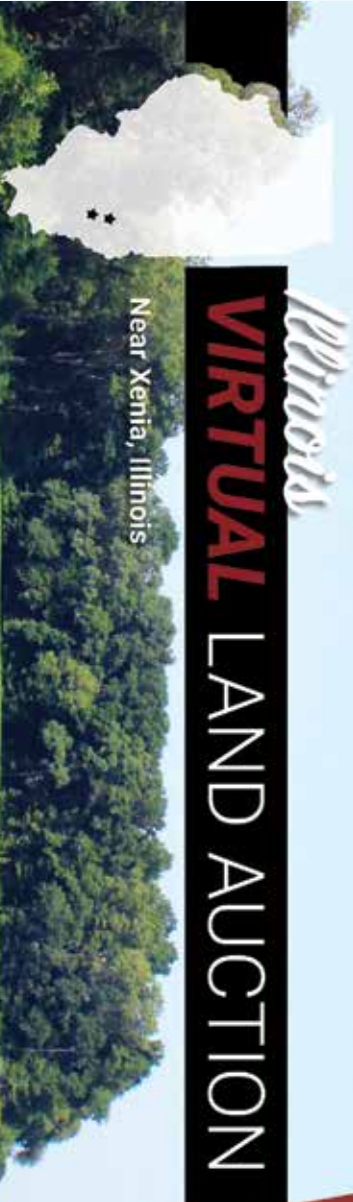
950 N Liberty Drive, Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com

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VIRTUAL LAND AUCTION

109± acres

This property is part of an 1,132± acre, 21 tract, virtual auction, with additional acreage in Ogle, Boone, Winnebago, & Stark 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 3 Tracts in Clay & Wayne Counties, IL | Part of an 1,132± Acre, 21 Tract Auction

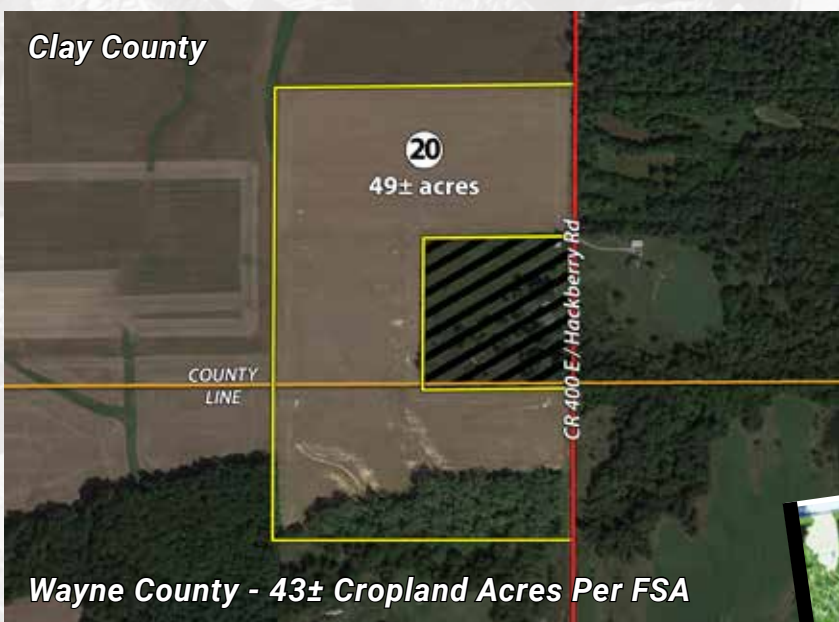
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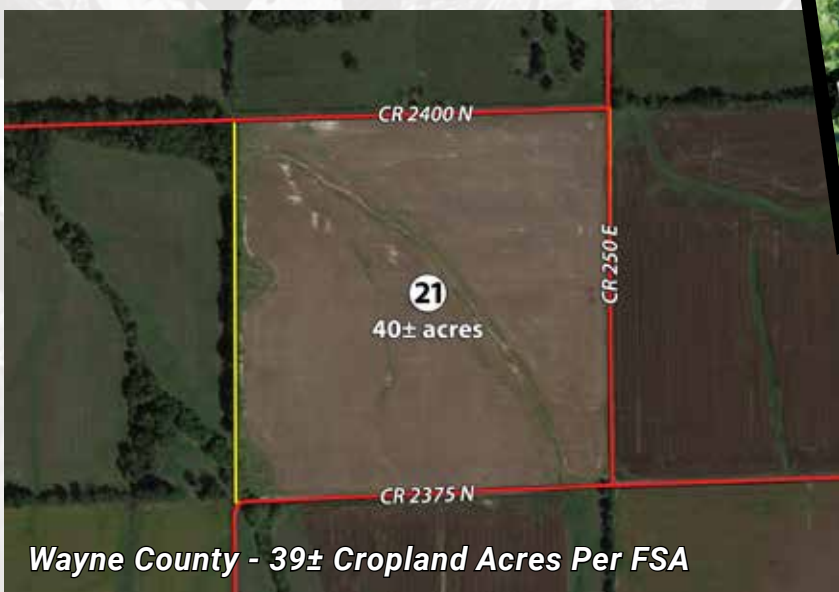
There will be open bidding on individual tracts, combinations of tracts, and all 21 tracts as a whole during the auction!



Clay County - 20± Cropland Acres Per FSA



Wayne County - 43± Cropland Acres Per FSA



Wayne County - 39± Cropland Acres Per FSA

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.

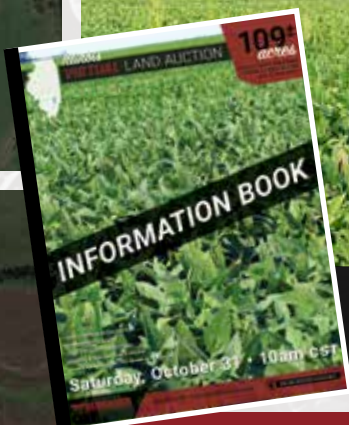
Tract (21): Travel approximately 2.3 miles to County Road 2375 N. Turn West and travel 0.8 miles to the property.

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 for additional information regarding the properties.

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

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

- 1) Bid online at 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**.



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

TRACT 19: 20± ACRES comprised of predominantly Hoyleton soils, nearly 100% tillable, having a level topography with access from Summit Street.

TRACT 20: 49± ACRES with predominant soil types of Bluford, Passport, Blair & Hickory – Passport. Approximately 80% tillable with balance of acreage mostly wooded. Topography is level to sloping with access from Hackberry Road.

TRACT 21: 40± ACRES of predominantly Bluford soil. Nearly all tillable with a grass waterway for improved drainage. Level to gently sloping topography and county road access on the east and south sides.

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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.**
 260-244-7606 • 1-800-451-2709 • e-mail: auctions@schraderauction.com
www.SchraderAuction.com #AC63001504 #AU09200182



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Seller: Iron Horse Acres, LLC