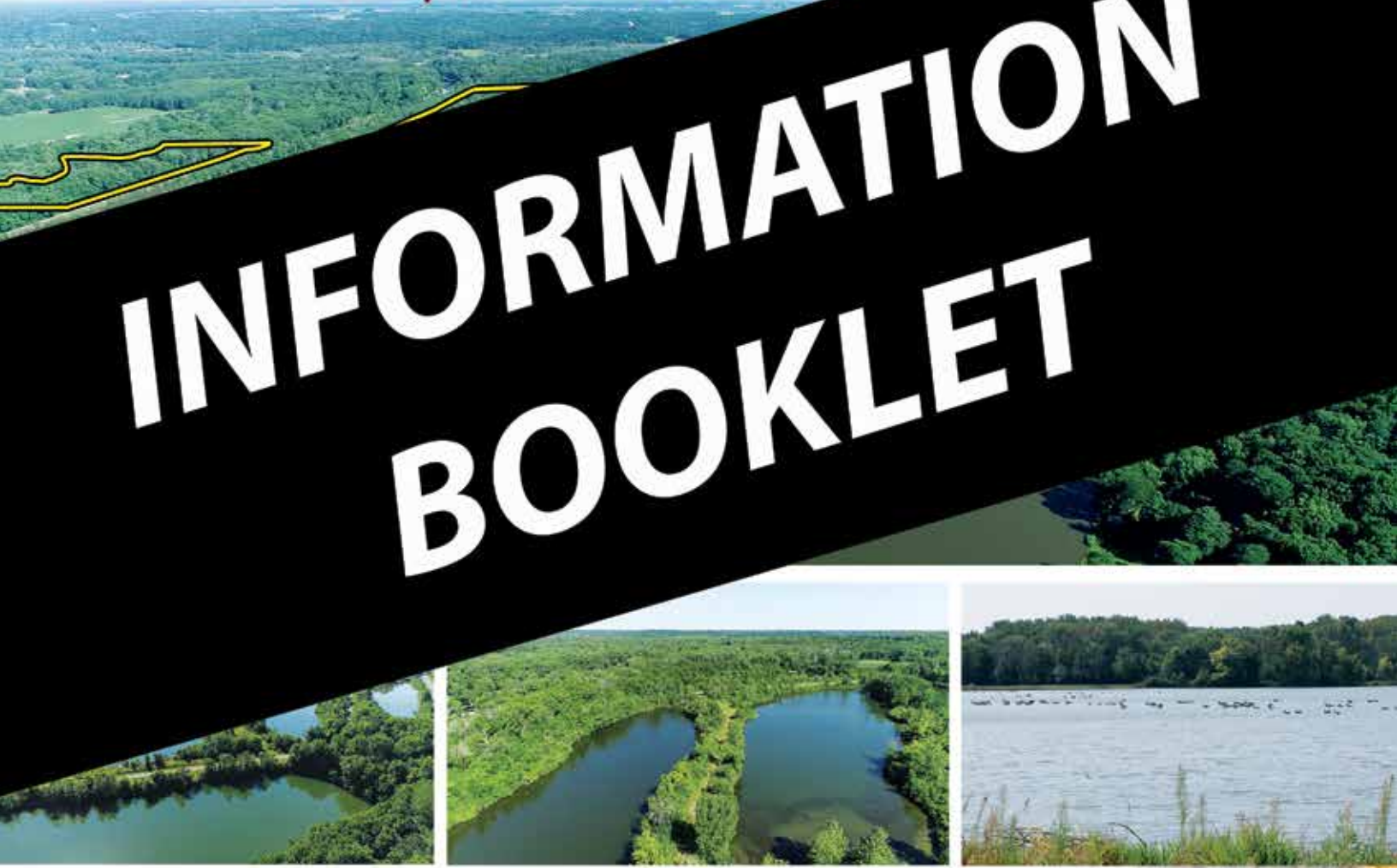


372[±]
ACRES
IN 10 TRACTS

VIRTUAL REAL ESTATE
AUCTION
BUREAU COUNTY, IL

Wednesday, November 11

INFORMATION BOOKLET



- Hunting and fishing paradise
- Potential opportunity for great camping sites
- Electric access throughout several tracts
- Beautiful building sites
- Relaxing outdoor scenery away from the city
- Productive tillable farmland

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TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. Some information has been provided by the current owner. Buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

JASON MINNAERT: 309-489-602



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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1) AUCTION ONLINE REGISTRATION FORM

2) LOCATION, TRACT, & SOIL MAPS

4) FSA INFORMATION

5) SURVEY INFO

6) TAX PARCEL INFO

7) PROPERTY PHOTOS

8) TITLE WORK



REGISTRATION



Virtual Auction Bidder Registration
372± Acres • Bureau County, Illinois
Wednesday, November 11, 2020, 6:00PM

| |
|---|
| Bidder # _____ (For Internal Use ONLY) |
|---|

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, 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:

| |
|--|
| <input type="checkbox"/> I wish to BID ONLINE |
|--|

| |
|--|
| <input type="checkbox"/> I wish to BID ON THE PHONE |
|--|

**Please check one of the above

1. My name and physical address is as follows:

My phone number is: _____

2. 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.
3. I hereby agree to comply with all terms of this sale, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
4. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
5. I understand that if successful I will be signing the agreement immediately after the auction via DocuSign or equivalent electronic signature as directed by the auction company and shall wire required earnest money funds by the end of the next business day.

6. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the phone or 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 the auction over the Internet or over the phone.

7. This document must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, November 4, 2020**. Return this form via fax to: **260-244-4431** or it can be emailed to **kevin@schraderauction.com**.

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, you will be sent a bidder number and password (if bidding online) via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Questions about ONLINE BIDDING

kevin@schraderauction.com or call Kevin Jordan @ 260-244-7606

**Questions about the PROPERTY or PHONE BIDDING.... Call
Jason Minnaert 309-489-6024**

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

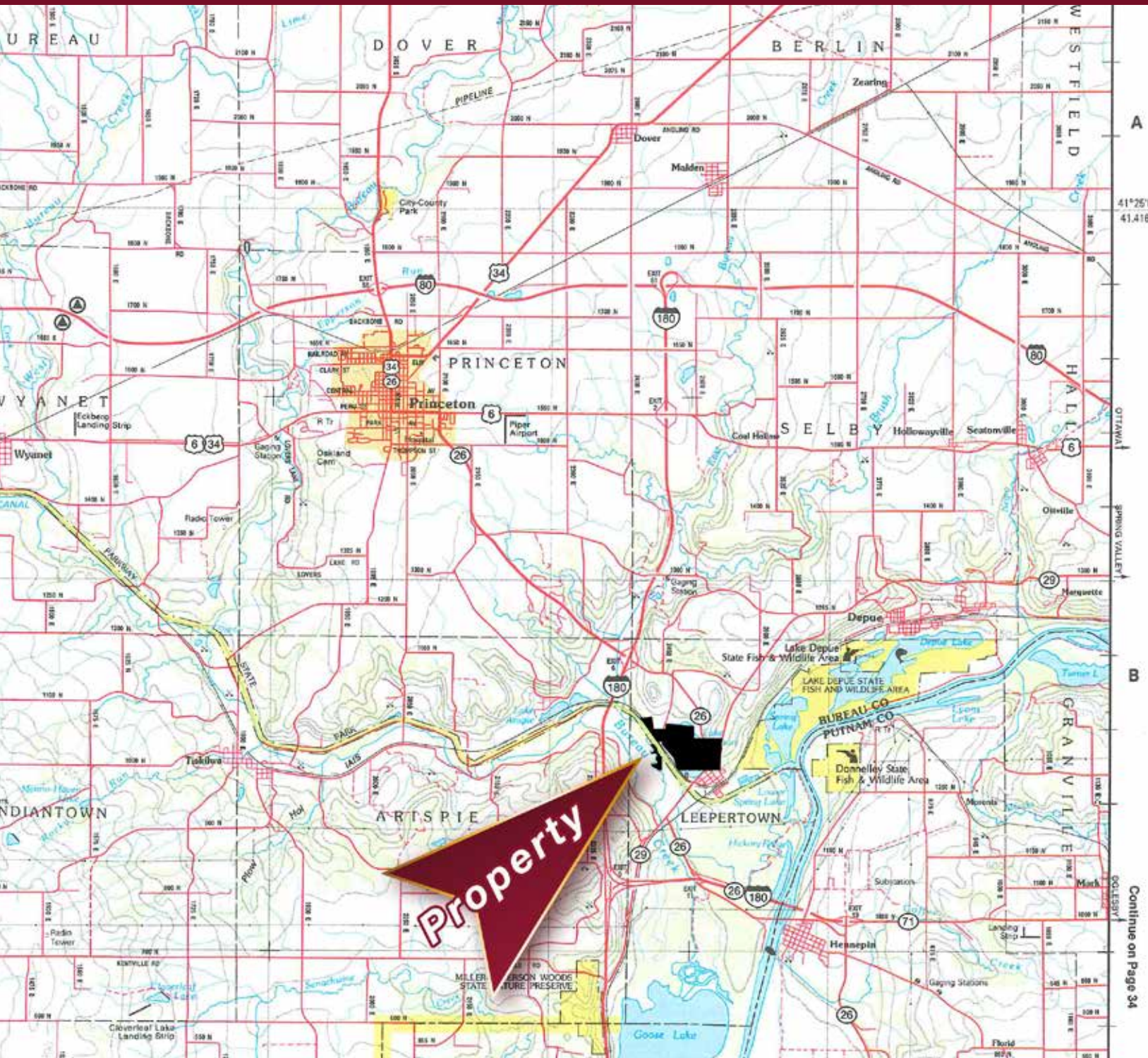
For wire instructions please call 1-800-451-2709.



LOCATION, TRACT, & SOIL MAPS



LOCATION MAP



DIRECTIONS TO THE PROPERTY:

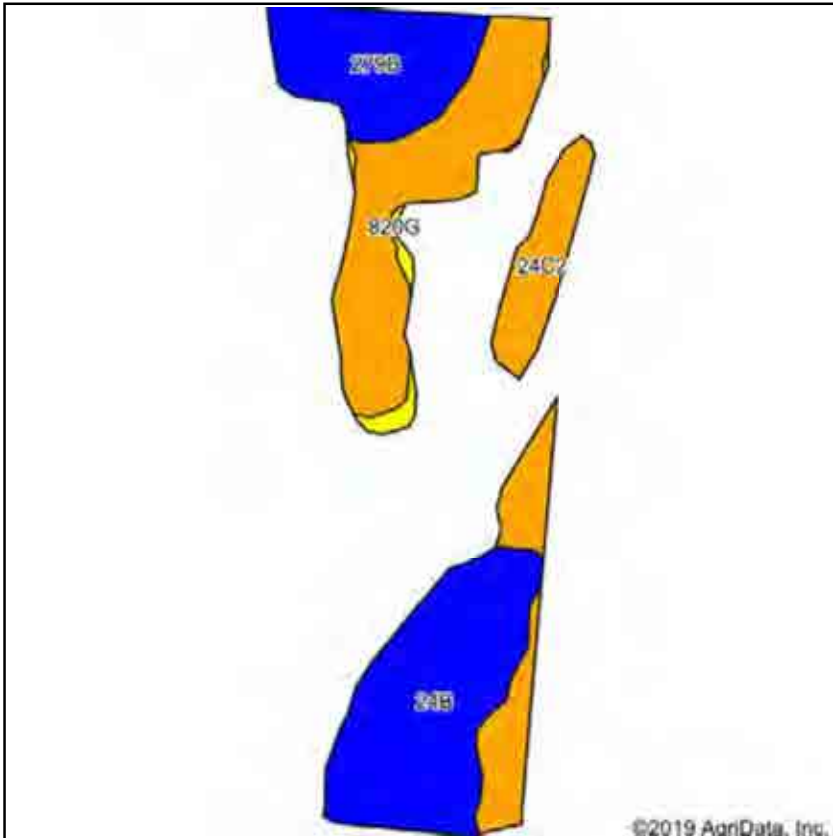
From I-80 take 180 south for 6 miles until you come to SR 26 exit. Take SR 26 southeast for a mile and a half and you will come to tract 6 on your right and tract 8 on your left.

TRACT MAP



SOIL MAP

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **8-15N-10E**
 Township: **Leepertown**
 Acres: **26.79**
 Date: **3/1/2019**



Soils data provided by USDA and NRCS.

©2019 AgData, Inc.

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www.AgData.com

Area Symbol: IL011, Soil Area Version: 16

| 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 hay, T/A d | Grass-legume e hay, T/A | Crop productivity index for optimum management |
|-------------------------|--|-------|------------------|-------------------------------------|-------------------|--------------|---------------|-------------|-------------|----------------|--------------------|-------------------------|--|
| **24B | Dodge silt loam, 2 to 5 percent slopes | 8.79 | 32.8% | Blue | FAV | **165 | **52 | **63 | **82 | 0 | **4.84 | 0.00 | **121 |
| **280gC2 | Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded | 7.13 | 26.6% | Orange | FAV | **155 | **49 | **61 | **79 | 0 | **4.90 | 0.00 | **113 |
| **24C2 | Dodge silt loam, 5 to 10 percent slopes, eroded | 5.28 | 19.7% | Orange | FAV | **155 | **49 | **60 | **77 | 0 | **4.55 | 0.00 | **113 |
| **279B | Rozetta silt loam, 2 to 5 percent slopes | 5.04 | 18.8% | Blue | FAV | **162 | **50 | **64 | **83 | 0 | **5.22 | 0.00 | **119 |
| **820G | Hennepin-Casco complex, 30 to 60 percent slopes | 0.55 | 2.1% | Yellow | UNF | **57 | **19 | **22 | **24 | 0 | 0.00 | **1.57 | **43 |
| Weighted Average | | | | | | 157.6 | 49.6 | 61.2 | 79.2 | 0 | 4.77 | 0.03 | 115.3 |

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.

*c: Using Capabilities Class Dominant Condition Aggregation Method



FSA INFO



FSA INFO



Bureau County, Illinois

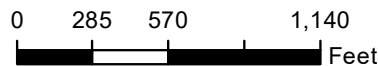


Common Land Unit

- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



2020 Program Year

Map Created March 10, 2020

Farm 1464
Tract 2668

Tract Cropland Total: 27.53 acres

IL011_T2668_A1

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).

FSA INFO



United States
Department of
Agriculture

Bureau County, Illinois



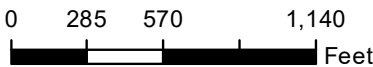
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary



2020 Program Year

Map Created March 10, 2020

Farm 1464

Tract 2668

Tract Cropland Total: 27.53 acres

IL011_T2668_A2

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).

FSA INFO

ILLINOIS

BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1464

Prepared : 9/23/20 3:38 PM

Crop Year : 2020

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID :
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 547.25 | 117.04 | 117.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | MPL | Acre Election | EWP | DCP Ag.Rel. Activity | Broken From Native Sod |
| 0.00 | 0.00 | 117.04 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | CORN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn | 117.00 | 0.00 | 117 | 0 |
| TOTAL | 117.00 | 0.00 | | |

NOTES

Tract Number : 2668

Description : SEC 7 8 LEEPERTOWN
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RAWSON CECELIATR
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 448.89 | 27.53 | 27.53 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Rel Activity | Broken From Native Sod |
| 0.00 | 0.00 | 27.53 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
| | | | |

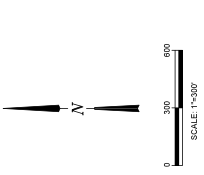


SURVEY INFO



SURVEY INFO

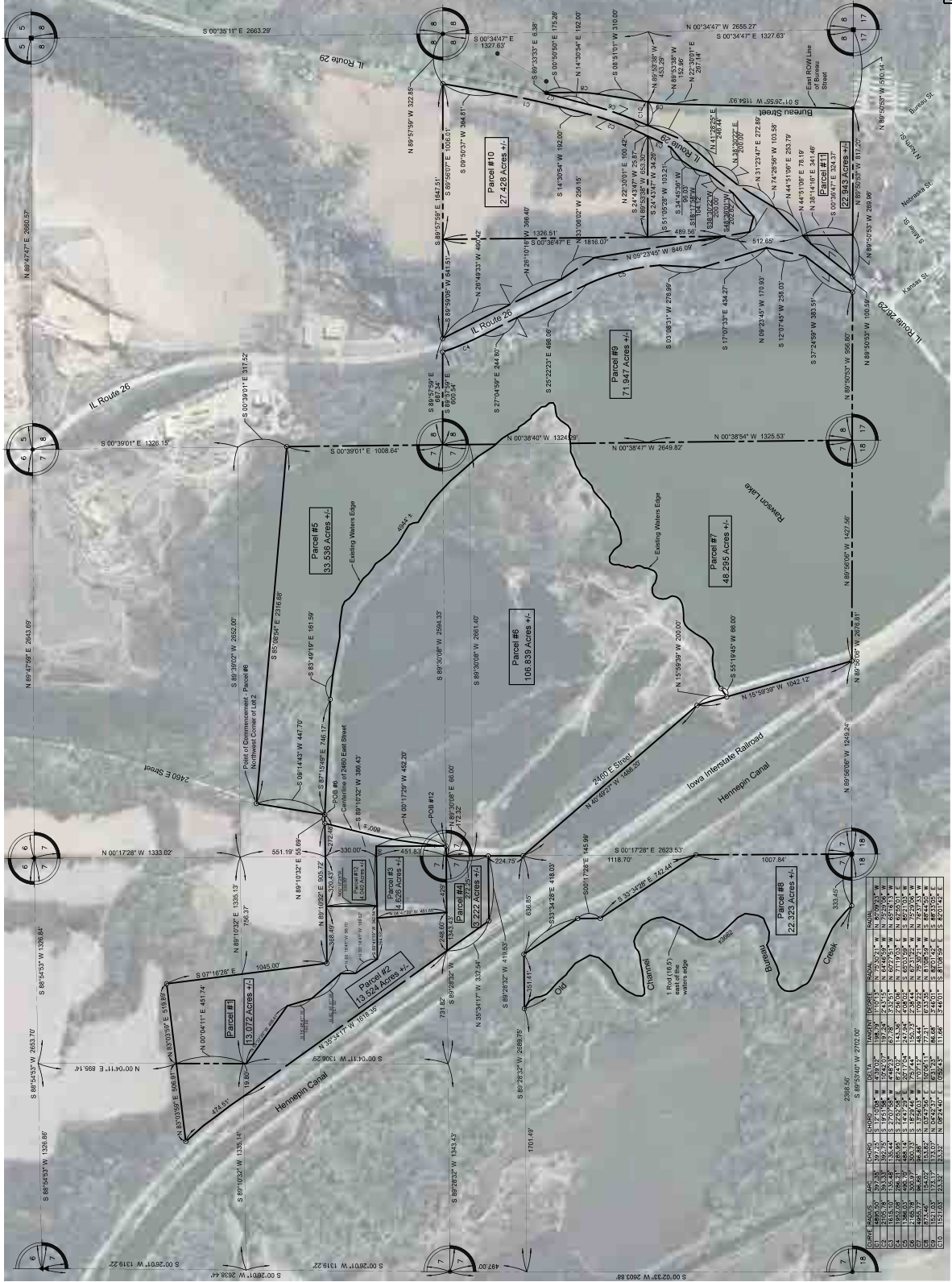
Plat of Survey



Legend

- Recovered Iron Pin
- Recovered Iron Bolt
- ▲ Recovered Stone
- Set 3/4" Pipe
- Boundary of Property
- Right of Way File
- Governmental Section Line
- Measured Bearing and Distance
- Measured Distance

- Parcel #1 = 13.072 Acres ±
- Parcel #2 = 4.425 Acres ±
- Parcel #3 = 3.222 Acres ±
- Parcel #4 = 108.839 Acres ±
- Parcel #5 = 22.322 Acres ±
- Parcel #6 = 71.981 Acres ±
- Parcel #7 = 22.241 Acres ±
- Parcel #8 = 31.795 Acres ±
- Total = 271.952 Acres ±



ILLINOIS VALLEY SURVEYING & CONSULTANTS INC.
 PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
 2041 EAST 10TH ROAD, SUITE 100
 GALENA, ILLINOIS 60131
 PHONE: 815-232-7017
 FAX: 815-232-7011
 EMAIL: INFO@IVS-CO.COM
 DESIGN-FORM LICENSE NUMBER: 164004202

DATE: 02/20/2020 FILE #: 17631901 SCALE: 1"=500' DRAWING: Revision



TAX PARCEL INFO



TAX PARCEL INFO - TRACTS 1-6

Bureau County Property Tax

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Parcel # 23-07-100-003

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Tax Year 2019 Payable 2020

| | | | | | | |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|
| General Information | Payments & Fees | Tax Districts | Sales History | Building Characteristics | Images | Multi-year Summary |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|

| Tax Year | Status | Taxes | Interest | Fees | Total | Notes |
|----------|-----------|--------|----------|-------|--------|--|
| 2020 | Pending | | | | | This year's taxes are not yet available. |
| 2019 | Collected | 110.52 | 0.00 | 0.00 | 110.52 | |
| 2018 | Collected | 98.82 | 0.00 | 0.00 | 98.82 | |
| 2017 | Collected | 86.36 | 0.00 | 0.00 | 86.36 | |
| 2016 | Collected | 76.62 | 0.00 | 0.00 | 76.62 | |
| 2015 | Collected | 64.62 | 0.00 | 0.00 | 64.62 | |
| 2014 | Collected | 55.98 | 0.00 | 0.00 | 55.98 | |
| 2013 | Collected | 49.30 | 0.00 | 0.00 | 49.30 | |
| 2012 | Collected | 40.10 | 0.00 | 0.00 | 40.10 | |
| 2011 | Collected | 45.84 | 0.00 | 0.00 | 45.84 | |
| 2010 | Collected | 40.76 | 0.00 | 0.00 | 40.76 | |
| 2009 | Collected | 35.68 | 0.00 | 0.00 | 35.68 | |
| 2008 | Redeemed | 32.84 | 0.99 | 20.00 | 53.83 | 200700345 (Redeemed) |
| 2007 | Redeemed | 28.76 | 1.29 | 89.00 | 119.05 | 200700345 (Redeemed) |
| 2006 | Collected | 32.84 | 0.00 | 0.00 | 32.84 | |

Total Outstanding Forfeitures: 0.00
 Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
 For balance and payment details, refer to the Payments & Fees tab.

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- [Assessment Notice](#)
- [Tax Bill](#)
- [Statement](#)
- [GIS](#)
- [Email Sign Up](#)

TAX PARCEL INFO - TRACT 4, & 6-8

Bureau County Property Tax

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| | | | | | | |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|
| General Information | Payments & Fees | Tax Districts | Sales History | Building Characteristics | Images | Multi-year Summary |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|

| Tax Year | Status | Taxes | Interest | Fees | Total | Notes |
|----------|-----------|--------|----------|-------|--------|--|
| 2020 | Pending | | | | | This year's taxes are not yet available. |
| 2019 | Collected | 979.94 | 0.00 | 0.00 | 979.94 | |
| 2018 | Collected | 866.50 | 0.00 | 0.00 | 866.50 | |
| 2017 | Collected | 752.98 | 0.00 | 0.00 | 752.98 | |
| 2016 | Collected | 667.54 | 0.00 | 0.00 | 667.54 | |
| 2015 | Collected | 581.34 | 0.00 | 0.00 | 581.34 | |
| 2014 | Collected | 489.46 | 0.00 | 0.00 | 489.46 | |
| 2013 | Collected | 433.80 | 0.00 | 0.00 | 433.80 | |
| 2012 | Collected | 362.38 | 0.00 | 0.00 | 362.38 | |
| 2011 | Collected | 401.72 | 0.00 | 0.00 | 401.72 | |
| 2010 | Collected | 355.04 | 0.00 | 0.00 | 355.04 | |
| 2009 | Collected | 314.20 | 0.00 | 0.00 | 314.20 | |
| 2008 | Redeemed | 286.40 | 8.59 | 30.00 | 324.99 | 200700346 (Redeemed) |
| 2007 | Redeemed | 243.14 | 10.94 | 89.00 | 343.08 | 200700346 (Redeemed) |
| 2006 | Collected | 278.82 | 0.00 | 0.00 | 278.82 | |

Total Outstanding Forfeitures: 0.00
 Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
 For balance and payment details, refer to the Payments & Fees tab.

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TAX PARCEL INFO - TRACT 9

Bureau County Property Tax

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| | | | | | | |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|
| General Information | Payments & Fees | Tax Districts | Sales History | Building Characteristics | Images | Multi-year Summary |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|

| Tax Year | Status | Taxes | Interest | Fees | Total | Notes |
|----------|-----------|--------|----------|-------|--------|--|
| 2020 | Pending | | | | | This year's taxes are not yet available. |
| 2019 | Collected | 115.46 | 0.00 | 0.00 | 115.46 | |
| 2018 | Collected | 95.44 | 0.00 | 0.00 | 95.44 | |
| 2017 | Collected | 76.50 | 0.00 | 0.00 | 76.50 | |
| 2016 | Collected | 60.62 | 0.00 | 0.00 | 60.62 | |
| 2015 | Collected | 45.88 | 0.00 | 0.00 | 45.88 | |
| 2014 | Collected | 32.36 | 0.00 | 0.00 | 32.36 | |
| 2013 | Collected | 28.36 | 0.00 | 0.00 | 28.36 | |
| 2012 | Collected | 23.18 | 0.00 | 0.00 | 23.18 | |
| 2011 | Collected | 26.50 | 0.00 | 0.00 | 26.50 | |
| 2010 | Collected | 23.50 | 0.00 | 0.00 | 23.50 | |
| 2009 | Collected | 20.46 | 0.00 | 0.00 | 20.46 | |
| 2008 | Redeemed | 18.90 | 0.85 | 89.00 | 108.75 | 200800398 (Redeemed) |
| 2007 | Collected | 0.00 | 0.00 | 0.00 | 0.00 | |

Total Outstanding Forfeitures: 0.00
 Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
 For balance and payment details, refer to the Payments & Fees tab.

- [Data Sheet](#)
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TAX PARCEL INFO - TRACT 10

Bureau County Property Tax

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Parcel # 23-07-290-006

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| | | | | | | |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|
| General Information | Payments & Fees | Tax Districts | Sales History | Building Characteristics | Images | Multi-year Summary |
|---------------------|-----------------|---------------|---------------|--------------------------|--------|--------------------|

| Tax Year | Status | Taxes | Interest | Fees | Total | Notes |
|----------|-----------|-------|----------|------|-------|--|
| 2020 | Pending | | | | | This year's taxes are not yet available. |
| 2019 | Collected | 84.92 | 0.00 | 0.00 | 84.92 | |
| 2018 | Collected | 71.20 | 0.00 | 0.00 | 71.20 | |
| 2017 | Collected | 57.26 | 0.00 | 0.00 | 57.26 | |
| 2016 | Collected | 45.66 | 0.00 | 0.00 | 45.66 | |
| 2015 | Collected | 33.28 | 0.00 | 0.00 | 33.28 | |
| 2014 | Collected | 24.72 | 0.00 | 0.00 | 24.72 | |
| 2013 | Collected | 21.80 | 0.00 | 0.00 | 21.80 | |
| 2012 | Collected | 17.70 | 0.00 | 0.00 | 17.70 | |
| 2011 | Collected | 20.20 | 0.00 | 0.00 | 20.20 | |
| 2010 | Collected | 17.96 | 0.00 | 0.00 | 17.96 | |
| 2009 | Collected | 0.00 | 0.00 | 0.00 | 0.00 | |
| 2008 | Collected | 0.00 | 0.00 | 0.00 | 0.00 | |
| 2007 | Collected | 0.00 | 0.00 | 0.00 | 0.00 | |
| 2006 | Collected | 0.00 | 0.00 | 0.00 | 0.00 | |

Total Outstanding Forfeitures: 0.00
 Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
 For balance and payment details, refer to the Payments & Fees tab.

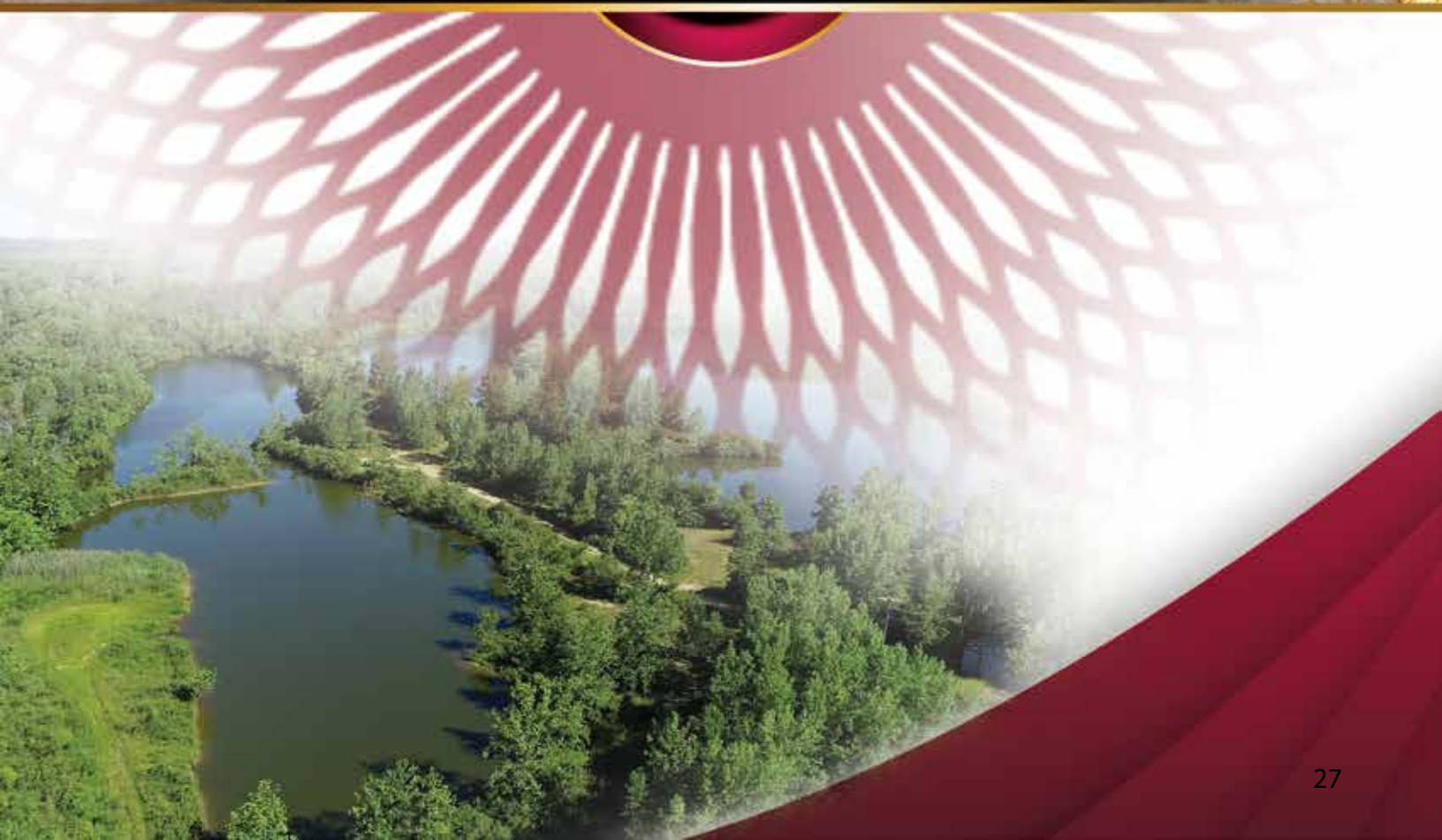
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Data current as of 09/27/2020 09:01 pm

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PROPERTY PHOTOS





























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JASON MINNAERT: 309-489-602



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