

**SCHRADER**  
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*Auction Manager*

Dean Retherford • 765-296-8475  
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#475.152966

Sun	MON	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	
5	6	7	8	9	10	11
12	<b>13</b>	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

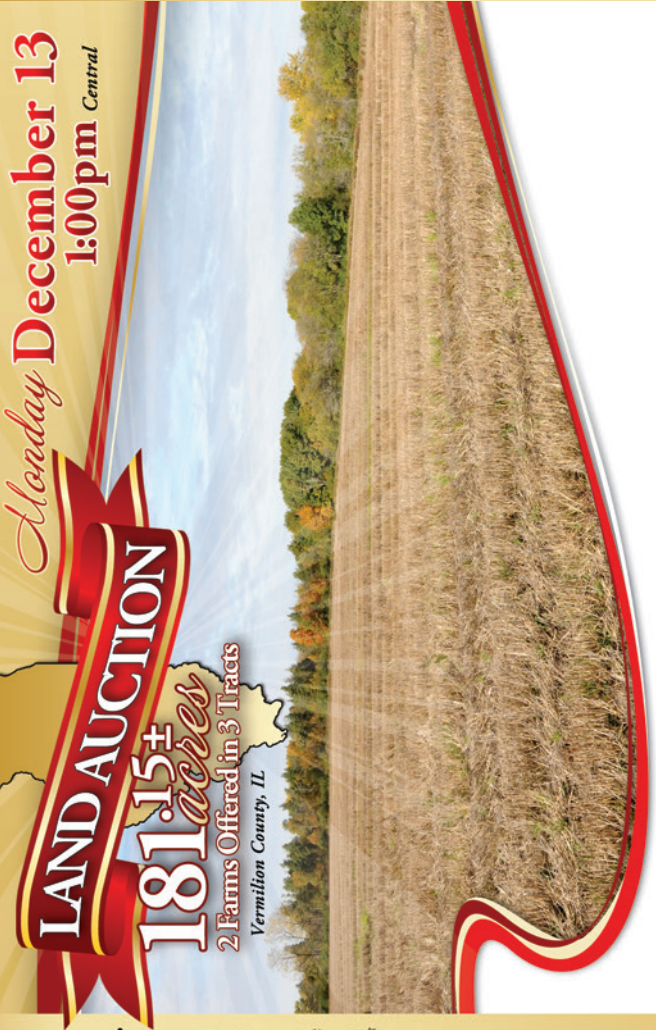
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*Monday December 13*  
1:00pm Central

**LAND AUCTION**  
**181.15±**  
2 Farms Offered in 3 Tracts  
Vermilion County, IL



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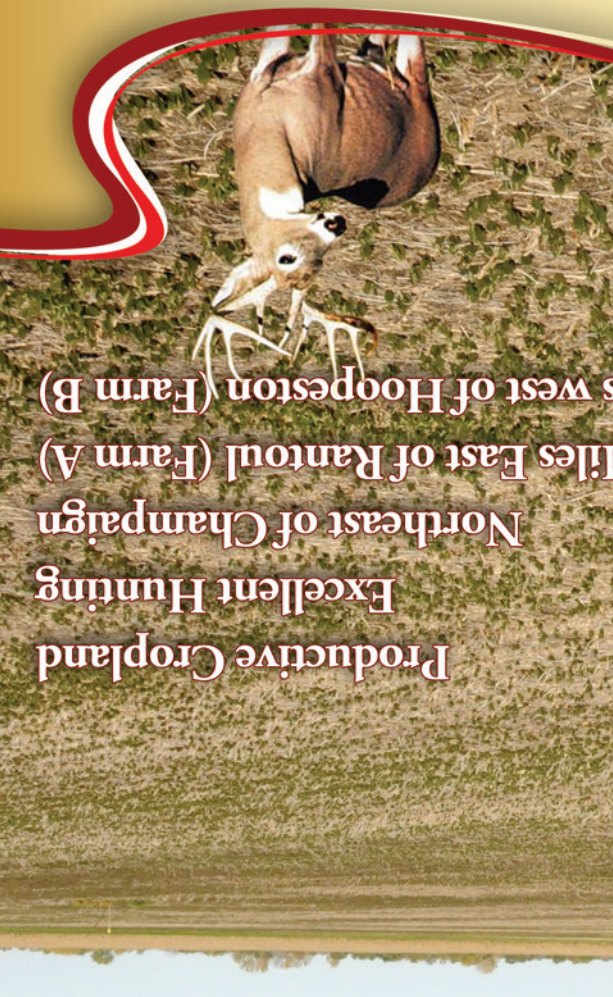
Productive Cropland  
Excellent Hunting  
Northeast of Champaign  
10± Miles East of Rantoul (Farm A)  
12± Miles west of Hoopeston (Farm B)

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**December 13** held at the Linden Banquet Hall, Rantoul, IL  
at 1:00pm Central

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THE ORIGINAL MULTI-TRACT AUCTIONS  
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# LAND AUCTION

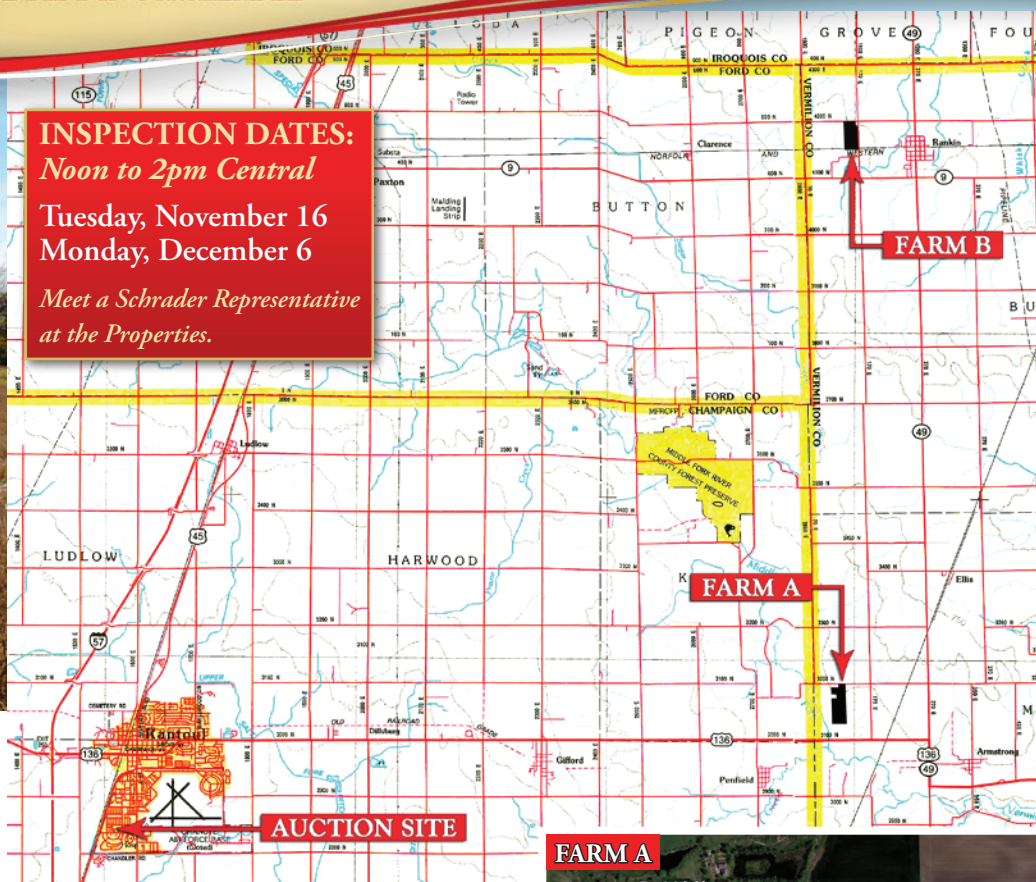
# Monday December 13 at 1:00pm Central

held at the Linden Banquet Hall, Rantoul, IL

ONLINE BIDDING AVAILABLE

## 181.15± acres

2 Farms Offered in 3 Tracts  
Vermilion County, IL



**INSPECTION DATES:**  
Noon to 2pm Central  
Tuesday, November 16  
Monday, December 6  
Meet a Schrader Representative  
at the Properties.

### Directions:

**FARM A (TRACTS 1-2):** Located approximately 5.5 Miles West of Potomac, IL in Section 34 of Middlefork Township of Vermilion County, IL. This farm is almost on the Champaign County Line with frontage on E 3200N Rd. Take CR N170E north off of St Rd 136 to 3200N Rd and go west 1/2 mile to property.

**FARM B (TRACT 3):** Located at the corner of CR 4200N and CR N170 in Section 10 of Butler Township in Vermilion County, IL. Property is located 1 mile west of Rankin, IL along CR 4200N.

**AUCTION LOCATION:** The Linden Banquet Hall, 224 W Wheat Ave, Rantoul, IL 61866. From the intersection of Hwy 45 and Wheat Ave (1.5 miles south of downtown Rantoul) travel east on Wheat Ave 1/5 mile to the Banquet Hall on the South side of the road.

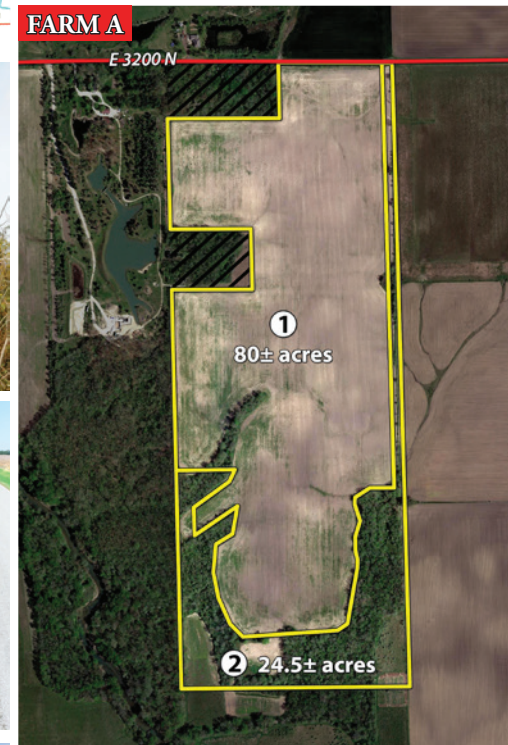
### Farm A

**TRACT 1: 80± acres** of almost all cropland in one large block.

**TRACT 2: 24.5± acres** of mostly wooded land with roughly 5 acres of cropland or food plots for expanded hunting potential. Access along the east side of the farm.

### Farm B

**TRACT 3: 76.65± acres** of cropland with excellent road frontage.



Owner: Brown Pelican Farms LLC and Western Farmland LLC | Auction Manager: Dean Retherford • 765-296-8475 • deanretherford@schraderauction.com

### Auction Terms & Conditions

**PROCEDURE:** The property will be offered in 3 individual tracts or as separate farms. Tract 3 cannot be combined with Tracts 1 and 2. There will be open bidding during the auction as determined by the Auctioneer.  
**BUYERS PREMIUM:** A 2% Buyers Premium will be added to the final bid price & included in the contract purchase price.  
**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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 at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owners 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.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 2022 taxes due in 2023 & 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 Bidders 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 Sellers option & sufficient for providing title insurance. Combination 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 persons 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.  
**STOCK PHOTOGRAPHY:** Deer photo is for illustrative purposes only and are not of the auction property.

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