

Auction Terms & Conditions:

PROCEDURE: Each property will be offered as a single tract. There will be open bidding during the auction as determined by the Auctioneer.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for each individual tract. 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, and 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 owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Possession is at time of closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due on day of closing and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and 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 shall pay for the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.



Real Estate and Auction Company, Inc.

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Auction Manager: Chris Hoffman
WISCONSIN 608.885.0005

Auction Manager: Jason Minnaert
ILLINOIS 309.489.6024

Online Bidding Available: You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

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2 Real Estate Auctions SAME DAY WEDNESDAY, MARCH 26

STEPHENSON COUNTY, IL
125 N Stephenson St, Cedarville

LAFAYETTE COUNTY, WI
18990 Furnace Hill Rd, Darlington

AUCTION STARTS AT
1.15± acres 6:00PM CST

AUCTION STARTS AT
0.63± acres 11:00AM CST

3% Buyer's Premium



Real Estate Auctions SAME DAY WEDNESDAY, MARCH 26

LAFAYETTE COUNTY, WISCONSIN
18990 Furnace Hill Rd, Darlington



- 3,442 sq ft Home, 6 Bd, 2 Ba
- 2 Wood Burning Fireplaces
- 24' x 18' Shed

0.63± acres

- Between Mineral Point & Darlington
- A Few Miles from Yellowstone Wildlife Area

STEPHENSON COUNTY, ILLINOIS
125 N Stephenson St, Cedarville



1.15± acres

- 72' x 42' Barndominium
- Spacious 1.15± Acre Lot
- City Water & Sewage Available
- Excellent Location

3% Buyer's Premium



WISCONSIN - 11:00AM CST
ILLINOIS - 6:00PM CST

Online Bidding Available

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SchraderAuction.com

2 Real Estate AUCTIONS

Auctions **SAME DAY** WEDNESDAY, MARCH 26

Online Bidding Available

LAFAYETTE COUNTY, WISCONSIN
18990 Furnace Hill Rd, Darlington, WI 53530

0.63± acres WEDNESDAY, MARCH 26
11:00AM CST

Enjoy country living in this large 6 bed, 2 bath home located between Mineral Point and Darlington! With renovations only partially complete, this is the perfect opportunity to create the house you have always imagined. The newly remodeled kitchen sits in a large living area with vaulted ceilings. With over 3,400 sq. ft. all on one floor, there are several ways to create the perfect living space. This being a cheese factory at one point in time, the basement stands tall with very high ceilings making it a great place for a workshop or storage.



Wisconsin Tract



Wisconsin Tract



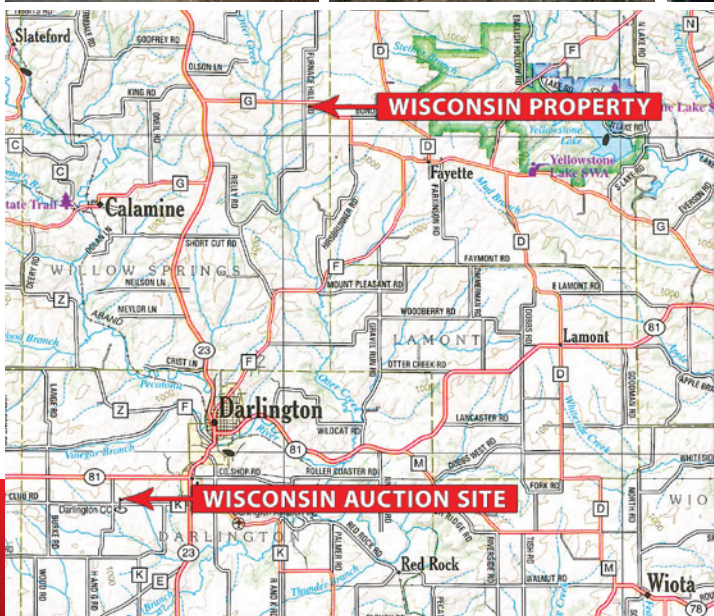
WISCONSIN INSPECTION:
Thursday, March 13
5:00-7:00pm CST

Wisconsin Auction Location:

Darlington Country Club, 17098 Country Club Rd, Darlington, WI

Directions to Property from Darlington, WI:

Head north on WI-23 for 6.4 miles. Turn right onto County Rd G. Head east on County Rd G for two miles. Property is on the south east corner of County Rd G and Furnace Hill Rd.



Illinois Auction Location:
Jane Addams Community Center, 430 W Washington St, Cedarville, IL

Directions to Property from Freeport, IL: Head north on IL-26 for 5.1 miles (IL-26 turns into N Stephenson Rd). The property sits on the east side of the road. The driveway has a black gate next to the road.

1.15± acres

WEDNESDAY, MARCH 26 6:00PM CST **STEPHENSON COUNTY, ILLINOIS**
125 N Stephenson St, Cedarville, IL 61013

Take a look at the start of your new Barndominium right in the center of Cedarville, IL. This property is comprised of 2 lots totaling 1.15± acres. The structure still stands at its infancy starting with a 72' x 42' building. Inside there is a 32' x 42' future living space that already has a concrete slab poured with plumbing roughed in. The remaining 39' x 42' shop area has gravel flooring. With a 24' height from floor to peak, the ceilings were planned to be set at 16' with ability for a second story in the living space. The shop has 2 garage doors measuring 10' x 10'. This property is a perfect opportunity to design and create your dream home with plenty of room to play.

ILLINOIS INSPECTION:
Saturday, March 15
10:00am-Noon CST



Illinois Tract



Illinois Tract

- * A note from Stephenson County Chief Assessment Office - Current taxes are based on vacant lot designation. 2025 taxes will reflect current improvements. Please contact Stephenson County Chief Assessment Office for more information on taxes and assessments.
- ** Lots are currently zoned Residential - See Downloads for Residential Regulations from the Village of Cedarville
- *** An alley currently divides the two Illinois parcels. Please contact Village of Cedarville, IL for more information on how to acquire connecting parcel.

Owner: Estate of Kevin Bahe

3% Buyer's Premium



Auction Managers

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