

at the Elks Lodge  
Clinton, IL

TUESDAY, MARCH 11 • 10:00 AM •

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

# LAND AUCTION

- 20 mi. North of Decatur
- 10 mi. South of Clinton
- 50 mi. West of Champaign
- 45 mi. Northeast of Springfield

IN 7 TRACTS

# 533+ Acres

DEWITT CO.  
ILLINOIS  
FARMLAND



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Auctioneer: Rex Schrader #441,000252  
Broker #475,091834  
Schrader Real Estate and Auction Company, Inc.  
#444,000158  
auctions@schraderauction.com

950 North Liberty Drive  
Columbia City, IN 46725

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

DEWITT CO.  
ILLINOIS  
FARMLAND  
AUCTION

# 533+ Acres



## Dewitt County, Illinois Farmland

- 20 miles North of Decatur • 10 miles South of Clinton
- 50 miles West of Champaign • 45 miles Northeast of Springfield

# 533+ Acres

IN 7 TRACTS

CLASS  
'A'  
SOILS

- Investment Potential
- IMMEDIATE POSSESSION AVAILABLE

# LAND AUCTION



ONLINE BIDDING AVAILABLE

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

TUESDAY, MARCH 11 • 10:00 AM •

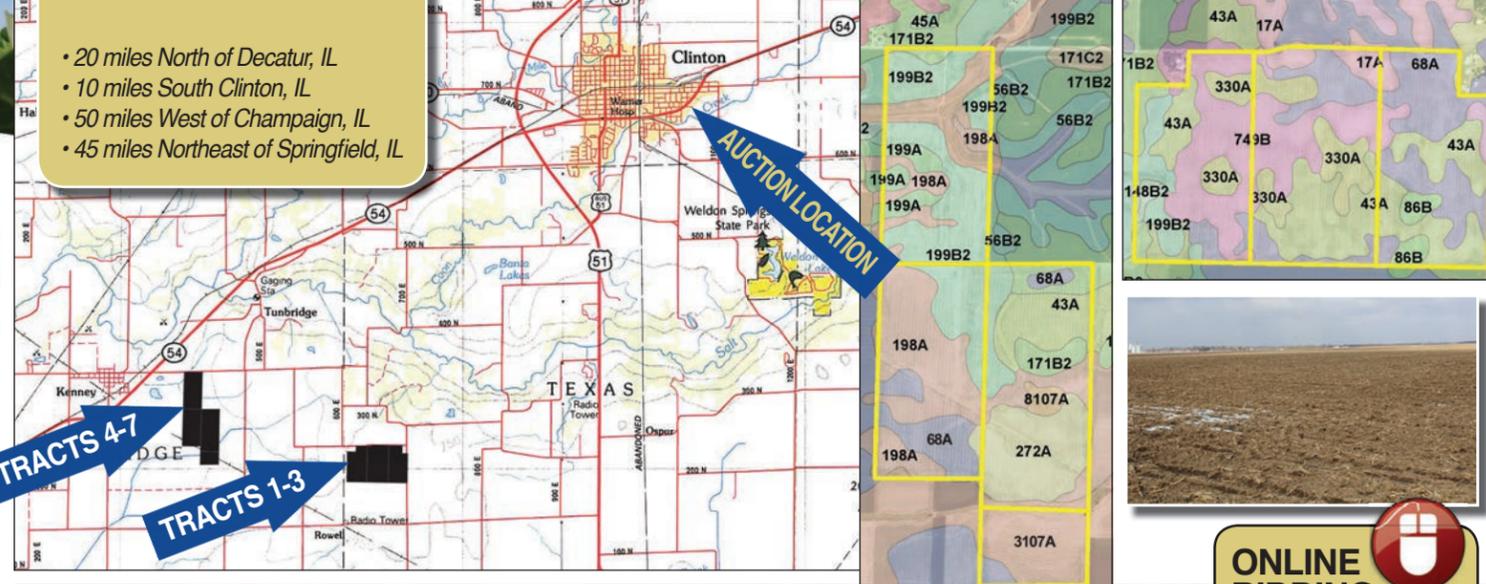
at the Elks Lodge  
Clinton, IL

# LAND AUCTION 533± Acres

IN 7 TRACTS

## TUESDAY, MARCH 11 • 10 AM

- 20 miles North of Decatur, IL.
- 10 miles South Clinton, IL.
- 50 miles West of Champaign, IL.
- 45 miles Northeast of Springfield, IL.



### Property Location:

**Tracts 1-3** - From Decatur Intersection of I-72 and St. Rd. 51 travel north 11.6 miles to Rowell Rd. 1500 N (CR 11). Turn right (west) and travel 2.5 miles to Bearsdale Rd. (7000E), then turn right (north) and go .5 miles to farm.

**Tracts 4-7** - From Tract 1, go back south to Rowell Rd. then turn right (west) and go 2 miles to Turnbridge Hill Rd. (4750E). Turn right (north) and travel 2 miles to 3500 E, then turn left (west) and go .8 miles to the farm.

### Auction & Inspection Location:

**Elks Lodge, 1520 E South St., Clinton, IL 61727-2343.** From Intersection of St. Rd. 50 and Business 50 on the south side of Clinton, take Business 50 1.4 miles to St. Rte. 54 (Van Buren St.) and turn right (east). Go 1 mile and veer right on South St. to auction location.



### Tract Descriptions:

**TRACT 1: 80± Acres** mostly all tillable with frontage on Bearsdale Rd. and Grove Rd. The soils are mostly Sable silty clay loam, Ipava silt loam, and Osco silt loam.

**TRACT 2: 94± Acres** mostly all tillable, with frontage on Grove Rd. The soils are mostly Ipava silt loam, Buckhart silt loam, Peotone silty clay loam, and Sable silty clay loam.

**TRACT 3: 80± Acres** mostly all tillable, frontage on Grove Rd. The soils are Buckhart silt loam, Ipava silt loam, Peotone silty clay loam, and Plano silt loam.

**TRACT 4: 80± Acres** with 75± tillable per FSA. Frontage on 3500 E. The soils consist mostly of Plano silt loam, Elburn silt loam, and Sawmill silty clay loam. This tract has a stoned farm lane with ditch crossing for access.

**TRACT 5: 80± Acres "Swing Tract"** mostly all tillable. The soils are Elburn silt loam, Sable silty clay loam, and Plano silt loam. This tract may be bid on by an adjoining land owner or in combination with Tract 4.



**Inspection Dates:**  
Meet a Schrader representative at the Elks Lodge, Clinton, IL on Monday, February 17, 1-3PM and Wednesday, March 5, 1-3PM.

**IMMEDIATE POSSESSION AVAILABLE**

**TRACT 6: 90± Acres "Swing Tract"** mostly all tillable. The soils are mostly Edgington silt loam, Ipava silt loam, Catlin silt loam, and Plano silt loam. This tract may be bid on by an adjoining land owner or in combination with Tracts 4 & 5.

**TRACT 7: 29± Acres "Swing Tract"** mostly all tillable. This tract has a ditch crossing for access from tract 6. The soils are Sawmill silty clay loam and Sable silty clay loam. This tract may be bid on by an adjoining land owner or in combination with Tracts 4, 5, & 6.

Contact Auction Company for a detailed information booklet including FSA Summaries, Soil Maps, Assessments, Tax Info. and other information.



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Code	Soil Description	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Crop productivity index for optimum management
<b>TRACTS 1, 2, &amp; 3</b>					
43A	Ipava silt loam, 0-2% slopes	25.1%		191	142
**749B	Buckhart silt loam, till substratum, 2-5% slopes	24.7%		**188	**141
68A	Sable silty clay loam, 0-2% slopes	23.8%		192	143
330A	Peotone silty clay loam, 0-2% slopes	10.7%		164	123
17A	Keomah silt loam, 0-2% slopes	3.8%		161	119
**56B2	Dana silt loam, 2-5% slopes, eroded	2.9%		**171	**124
**86B	Osco silt loam, 2-5% slopes	2.6%		**189	**140
**199B2	Plano silt loam, 2-5% slopes, eroded	2.3%		**184	**135
**171B2	Catlin silt loam, 2-5% slopes, eroded	2.1%		**178	**131
**279B2	Rozetta Silt loam, 2-5% slopes, eroded	1.1%		**156	**114
**148B2	Proctor silt loam, 2-5% slopes, eroded	0.7%		**176	**128
**233B	Birkbeck silt loam, 2-5% slopes	0.1%		**165	**121
Weighted Average				184.9	137.7
<b>TRACT 4</b>					
**199B2	Plano silt loam, 2-5% slopes, eroded	54.2%		**184	**135
3107A	Sawmill silty clay loam, 0-2% slopes, frequently flooded	18.5%		189	139
198A	Elburn silt loam, 0-2% slopes	13.7%		197	143
199A	Plano silt loam, 0-2% slopes	11.1%		194	142
**171B2	Catlin silt loam, 2-5% slopes, eroded	2.6%		**178	**131
Weighted Average				187.7	137.5
<b>TRACTS 5, 6, &amp; 7</b>					
198A	Elburn silt loam, 0-2% slopes	27.2%		197	143
272A	Edgington silt loam, 0-2% slopes	16.9%		166	124
3107A	Sawmill silty clay loam, 0-2% slopes, frequently flooded	15.1%		189	139
**199B2	Plano silt loam, 2-5% slopes, eroded	12.7%		**184	**135
68A	Sable silty clay loam, 0-2% slopes	10.7%		192	143
43A	Ipava silt loam, 0-2% slopes	9.1%		191	142
**171B2	Catlin silt loam, 2-5% slopes, eroded	6.5%		**178	**131
8107A	Sawmill silty clay loam, 0-2% slopes, occasionally flooded	1.7%		189	139
Weighted Average				186.4	137.2
Illinois at Champaign-Urbana. Version: 1/2/2012 **Indexes adjusted for slope and erosion according to Bulletin 811 Table S3					

### Auction Terms & Conditions:

**PROCEDURE:** The Properties will be offered in 7 individual tracts, any combination of tracts and as a total 533± acres, subject to "swing" tract limitations. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**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. Immediate possession for agriculture purposes will be available for an additional 10% down payment. 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 final bid prices are subject to the Sellers' acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a deed sufficient to convey insurance title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller will provide a preliminary title insurance commitment to review prior to auction.

Seller agrees to furnish Buyer(s) at Sellers expense an updated Owner's Policy of Title Insurance prior to closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

**POSSESSION:** Possession is at closing. Immediate possession is available, if Buyer so elects, for limited farming activities prior to closing, including spring planting. If Buyer elects to take possession prior to closing, Buyer will assume all responsibility and risks in connection with such activities.

If Buyer elects to take possession prior to closing, Buyer must sign an addendum for pre-closing possession at the time of signing the purchase contract, which will require general liability insurance coverage in the amount of at least \$1,000,000 combined single limit.

**REAL ESTATE TAXES:** Buyer shall assume 2014 calendar year taxes due in 2015.

**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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

**PLANNING APPROVAL:** The sale of all tracts is subject to any necessary county planning approval or other necessary county approval. The real estate is being offered for agricultural purposes, and any construction on the property may require county approval.

**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.

**EASEMENTS:** Subject to any and all existing easements.

**BUYER'S PREMIUM:** A Buyer's Premium of 2% will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to obtain the Total Contract Purchase Price.

**AGENCY:** Schrader Real Estate & Auction Company,

Inc. and its representatives are exclusive agents of the Seller.

**STOCK PHOTOGRAPHY:** Some crop photos are for illustrative purposes only and were not taken on the property.

**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.** OWNER: Proventus III LLC