

# LAND AUCTION

## ILLINOIS FARMLAND SANGAMON COUNTY

- 381± ACRES CROPLAND (FSA)
- JUST WEST OF SPRINGFIELD, IL
- 34,000 BUSHELS OF GRAIN STORAGE
- 136.8 CROP PRODUCTIVITY INDEX

**479±  
ACRES  
IN 6 TRACTS**

 **ONLINE BIDDING  
AVAILABLE**

**SCHRADER** 800.451.2709  
Real Estate & Auction Co., Inc. [SchraderAuction.com](http://SchraderAuction.com)

Held at the Sangamon Co. Main Fair Building - New Berlin, IL

**MONDAY, OCTOBER 20<sup>TH</sup> • 6PM**



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OCTOBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	

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260-244-7606 or 800-451-2709  
Auctioneer: Rex D. Schrader II #441,001031, Broker #471,006886  
Schrader Real Estate & Auction Company, Inc. #444,000158,  
Broker #478025754

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Real Estate & Auction Co., Inc.

**ILLINOIS FARMLAND  
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SANGAMON CO., ILLINOIS

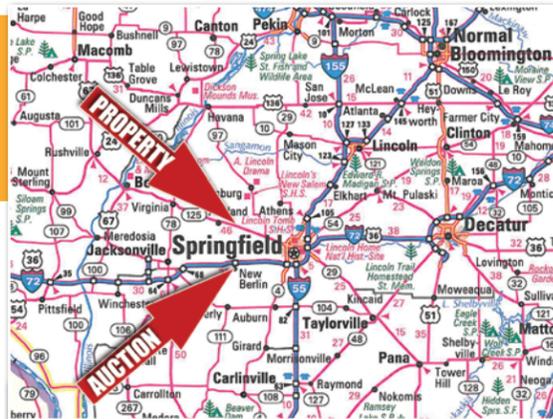
# AUCTION

# 419± ACRES



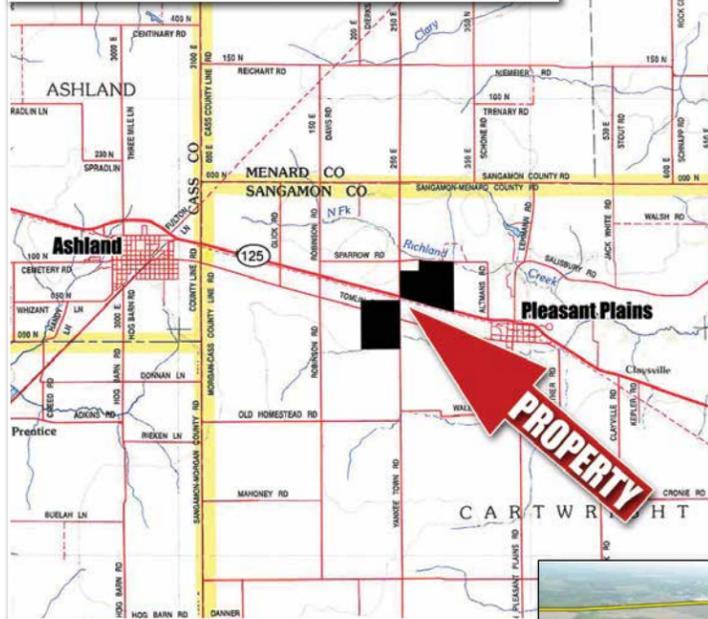
MONDAY, OCTOBER 20<sup>TH</sup> • 6PM

Auction Held at the Sangamon County Main Fair Building - New Berlin, IL



**AUCTION LOCATION:** Sangamon County Fair Main Building, 318 W. Birch St., New Berlin, IL 62670. From the intersection of IL-10 and Old Route 54 on the west side of New Berlin, travel east on Old Route 54 keeping left on Birch St. 1/3 mile to the fairgrounds.

**PROPERTY LOCATION:** From the intersection of IL-125 and Veterans Parkway, on the west side of Springfield, IL, travel west on IL-125 towards Pleasant Plains 14 miles. Property is located along IL-125 on the west side of Pleasant Plains at the intersection of IL-125 and IL-123.



**TRACT DESCRIPTIONS:**

- TRACT 1:** 31± acres mostly tillable with frontage on IL-125. Primarily Ipava and Sable soils.
- TRACT 2:** 50± acres mostly tillable fronting on IL-123 & IL-125. Lots of frontage and mostly Ipava and Sable soils.
- TRACT 3:** 95± acres mostly tillable with frontage on IL-123 and Sparrow Rd. Mainly Osco and Ipava soils.
- TRACT 4:** 46± acres. Mix of tillable with some woods and a beautiful pond. Consider the potential for recreation on this tract! Access is provided off of Sparrow Rd.
- TRACT 5:** 52± acres mostly tillable. Frontage on IL-125 and Tomlin Rd. Tract includes (2) 17,000± bushel bins. Mostly Osco and Ipava soils.
- TRACT 6:** 145± acres with approximately 132 acres tillable. Frontage on Tomlin Rd. and IL-123. Mostly Osco and Ipava soils.

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**ONLINE BIDDING**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by Monday, October 13<sup>th</sup> to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



Tracts 1-4



Tracts 5-6



Tract 4

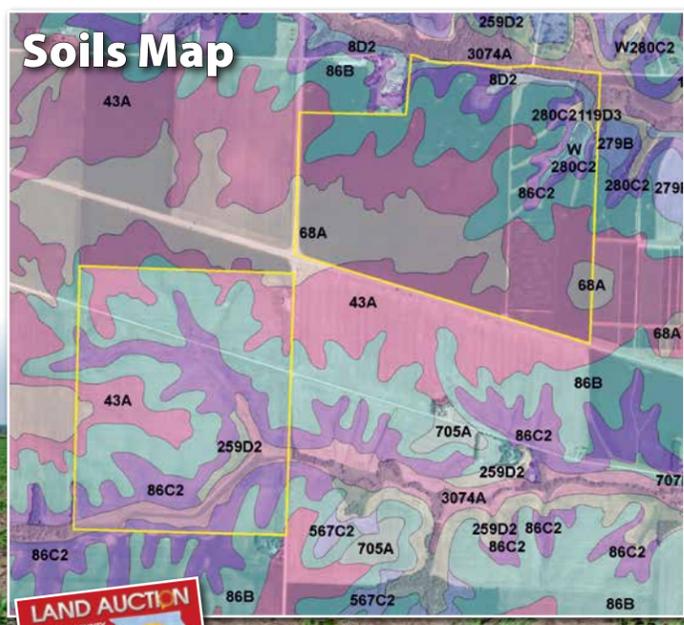


34,000± Bu. Storage

**Tracts from 31± to 145± Acres**

**INFORMATION DATES:**  
Thursday, September 25<sup>th</sup> • 10am - Noon  
Wednesday, October 8<sup>th</sup> • 3-5pm  
Meet a Schrader Representative at the bins on Tract 5.

Contact Auction Company for detailed information booklet including FSA summaries, soil maps, assessments, tax information and other information.



SOIL TYPES*				
Code	Soil	Approx. % of Property	Corn Bu./Ac.	CPI
86B	Osco	35%	189	140
43A	Ipava	25%	191	142
86C2	Osco	19%	178	131
68A	Sable	14%	192	143
3074A	Radford	5%	186	136
259D2	Assumption	1%	145	106
8D2	Hickory	1%	108	82

\* Soil Data has been provided by AgriData, Inc.



**JOIN SCHRADER AUCTION CO.**  
Monday, October 20<sup>th</sup> • 10am for 236± Acres in Warren Co., IL

**AUCTION TERMS & CONDITIONS:**

**BIDDING PROCEDURE:** All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

**SELLER'S ACCEPTANCE:** The auction is "with reserve"; the final bids are subject to the Seller's acceptance or rejection.

**PURCHASE CONTRACT:** Each successful bidder will be required to sign a purchase contract, in the form provided in the bidder packets, at the auction site immediately following the close of the auction. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

**BUYER'S PREMIUM:** The total contract purchase price will be the accepted bid amount plus a 2% buyer's premium.

**PAYMENT TERMS:** 10% of the purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of a 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.

**CLOSING:** Closing will be 30 days after the auction or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. Buyer shall pay all lender fees and other costs related to any loan obtained by Buyer.

**POSSESSION:** Possession will be delivered subject to the rights of the current farm tenant for the remainder of the 2014 crop year.

**RENT:** All 2014 farm rent will be retained by Seller.

**REAL ESTATE TAXES:** Buyer will assume the real estate taxes assessed for the calendar year 2015 and all subsequent years.

**EVIDENCE OF TITLE:** Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller will pay for the issuance of a standard owner's title insurance policy in the amount of the purchase price.

**DELIVERY OF TITLE:** The property will be conveyed by special warranty deed, free and clear of liens but otherwise subject to all easements and other matters of record and other permitted exceptions described in the purchase contract. The conveyance will include any minerals and mineral rights owned by Seller, but without any warranty or representation as to the existence, nature or extent thereof.

**SURVEY:** If any tract or combination is sold which cannot be conveyed using existing legal descriptions (as determined by Seller), one or more new surveys will be provided as required to record the conveyance. Otherwise, a new survey will be provided only as deemed necessary or appropriate in Seller's sole discretion. If a new survey is provided, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference, in excess of one (1) acre, between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

**TRACT MAPS; ACRES:** All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions, existing surveys and/or aerial mapping. The marketing materials are not provided as survey products.

**PLANNING APPROVAL:** The auction property is offered as crop production land. Buyer assumes all responsibility after closing for obtaining any necessary county planning approvals and satisfying all local requirements in connection with any future construction or development.

**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be staffed with auction personnel. Owner and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee with respect to the property by virtue of its being offered for sale.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for having completed, prior to the auction, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

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

**CONDUCT OF AUCTION:** The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Seller's agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

**CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER PRINTED MATERIALS AND ANY OTHER ORAL STATEMENTS MADE.

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

**OWNER:** Preventus, LLC