

Absolute Land AUCTION Selling Without Reserve

Saturday, March 28th • 10am CST Auction Site: The Pavilion, Marion, IL



3,794[±] acres

SALINE & WILLIAMSON COUNTIES, IL
 Tracts 1 through 22 in Saline County
 Tracts 23 through 25 in Williamson County

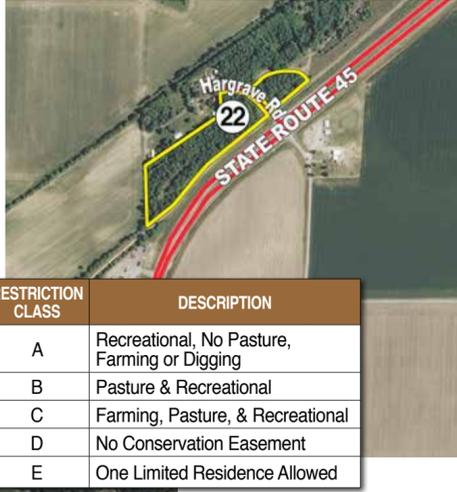
The current character, private use and enjoyment of most of the auction property is protected by conservation easements which prohibit both commercial use and concentrated residential development. Subject to certain design limitations, hunting cabins, barns and other personal use structures are permitted in many areas. The size and design of single family residences that may be constructed is limited and allows one such residence in each designated area. As most tracts being sold will be subject to applicable conservation easements, all potential bidders are encouraged to attend an Inspection Date, request an Information Booklet by calling 800-451-2709, and visit www.schraderauction.com for additional information.

Don't miss this opportunity to purchase productive farmland, potential building sites & recreational tracts.

IN THE SCHRADER METHOD OF AUCTION YOU MAY PUT TOGETHER THE COMBINATION OF TRACTS THAT BEST FITS YOUR NEEDS!

TRACT	ACRES	TILLABLE LAND	GRASS OR WOODS	LAKE	BUILDING PAD	RESTRICTION CLASS	DESCRIPTION
1	190	X	X		X	C	Frontage & access along St. Hwy. 13
2	88	X	X		X	C	Mostly tillable w/ wooded acres fronting Tipple & Smith Rds.
3	154	X	X			C	Frontage along Carrier Mills Road
4	46		X	X	X	B	There is a steel sided shop building
5	421	X	X	X		C	Frontage along St. Hwy. 13
6	361		X			B	Good hunting/recreational tract
7	426	X	X		X	C	Good recreational tract w/ income potential
8	3		X		X	E	Good building site w/ hard surface road frontage
9	133		X		X	B	Recreational tract w/ good road frontage
10	110	X	X			C	Recreational usage w/ income potential
11	591		X	X	X	B	Large hunting/recreational tract
12	5		X		X	E	Building site along Liberty Road
13	64		X		X	B	Building site along Liberty Road
14	30		X		X	B	Building site along Liberty Road
15	106		X		X	B	Building site along Liberty Road
16	26	X	X		X	C	Excellent frontage & access along St. Hwy. 13
17	108	X	X		X	A	Heavily wooded tract w/ access along Old Hwy. 13
18	70		X	X	X (2)	B	Beautiful lake surrounded by woods w/ 2 building pads. Fronting on Old Hwy. 13
19	104	X	X	X	X	C	This tract offers island in addition to the features mentioned
20	342	X	X	X	X (2)	C	Huge lake, 2 building pads & tillable. Ideal waterfowl hunting w/ income
21	179	X	X	X	X (2)	C	Huge lake, 2 building pads & tillable. Ideal waterfowl hunting w/ income
22	10		X			A	Wooded tract along St. Hwy. 45, good access
23	213	X	X	X		D	Heavily wooded tract w/ tillable land along Corinth Road - includes some mineral rights and no conservation easement
24	4		X			A	Narrow strip of wooded land
25	10		X			A	Wooded tract w/ frontage along Nixville Road

RESTRICTION CLASS	DESCRIPTION
A	Recreational, No Pasture, Farming or Digging
B	Pasture & Recreational
C	Farming, Pasture, & Recreational
D	No Conservation Easement
E	One Limited Residence Allowed



INSPECTION DATES:
 THURSDAY, FEBRUARY 26 • 10 AM - 1 PM
 TUESDAY, MARCH 10 • 10 AM - 1 PM
 FRIDAY, MARCH 27 • 10 AM - 1 PM
 Meet a Schrader Representative at the Carrier Mills Municipal Building, 101 North Mill Street, Carrier Mills, IL, for more information.

■ = Single Residence Allowed in these areas subject to Easement Limitations.

