

35 Miles NW of Evansville, IN
 120 miles E of St. Louis, MO
 125 miles S of Champaign, IL



AUCTION LOCATION: Castle Banquet Center (Windsor Oaks Inn) 2200 S. Court Street, Grayville, IL 62844

ONLINE BIDDING AVAILABLE



Owner - Marilyn Fieber Lifetime Trust

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 16 individual tracts, any combination of tracts and as a total 705-acre unit. 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.

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 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, 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 Trustee and/or Corporate Warranty Deed(s).

CLOSING: Closing will be on or before December 12, 2016 or as soon as possible thereafter upon completion of the survey (if applicable), the Final Title Commitment and Seller's closing documents.

POSSESSION: Possession is at closing, subject to tenant's rights.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes assessed in 2017, due in 2018 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.

MINERAL RIGHTS: Seller shall convey 100% of the mineral rights they own. No warranty is being made as mineral rights owned by Seller.

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 and successful bidder shall each pay half (50:50) of 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.



705± Acres

LAND AUCTION

Grayville Illinois Edwards County, IL

Produced Cropland
 700 Tillable Acres
 Recreational Tracts
 Wooded Acreage
 2 Nice Ponds

Thursday, November 10 • 6pm cst

SCHRADER Real Estate and Auction Company, Inc.

Offered in 16 Tracts

800-451-2709

SchraderAuction.com

NOVEMBER 2016

27	28	29	30	31
20	21	22	23	24
13	14	15	16	17
6	7	8	9	10
31	30	29	28	27
24	23	22	21	20
17	16	15	14	13
10	9	8	7	6
3	2	1	31	30
SUN	MON	TUE	WED	THU
SAT	FRI	THU	WED	TUE

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#AC63001504 #AU105261818
 812-890-8255 (cell)
 AUCTION MANAGER: BRAD HORRALL
 Columbia City, IN 46725
 P.O. Box 508, 950 N. Liberty Drive



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ILLINOIS
LAND AUCTION
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Offered in
16 Tracts

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Auction Held at the Castle Banquet Center
(Windsor Oaks Inn) 2200 S. Court Street,
Grayville, IL 62844

AUCTIONEER STATEMENT: Schrader Real Estate and Auction Co. is pleased to represent the Marilyn Fieber Lifetime Trust in the sale of 705 acres, more or less, of quality farmland situated in Edwards County, IL.

FOR THE FARMLAND INVESTOR:
This offering provides the opportunity to acquire quality farmland within a geography area spanning over a six mile area, with 600± tillable acreages and 16 different tracts. This auction will allow you to acquire the size of acreage you desire.

FOR THE RECREATIONAL BUYER:
Tract sizes range from .53 acres to 100 acres, many tracts have considerable woods and two very nice ponds. If you are a hunter-fisherman or just like the outdoors this auction is your chance.

*Bid on your choice of
Individual Tracts, any
Combination of Tracts or
the Entire Property!*



AUCTION MANAGER: Brad Horral • 812-890-8255
www.SchraderAuction.com • 800-451-2709

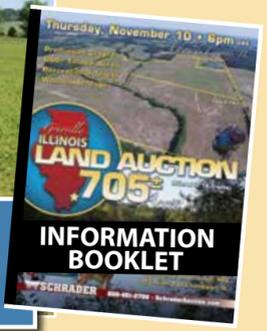


TRACT INFORMATION

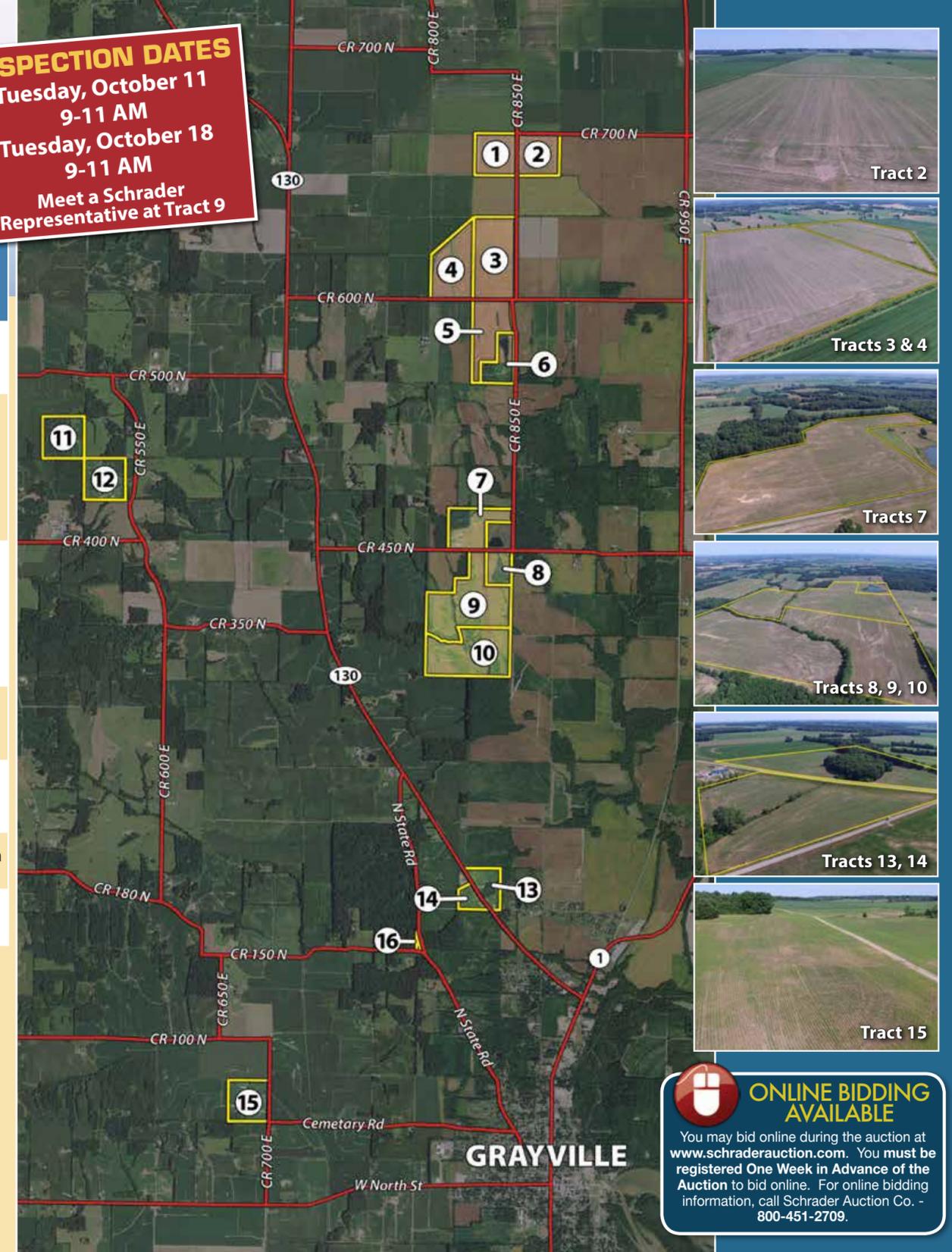
TRACT	ACRES	TILLABLE ACREAGE FSA	WOODS	POND	PROPERTY DIRECTIONS: (TRACTS 1-14) From the jct of IL Hwy 1 and IL Hwy 130 at Grayville go north on Hwy 130
1	40±	40.6±			4.7 miles to Co Rd 600 N, turn east 1.3 miles to Co Rd 850 E turn north 8/10 mile
2	40±	41.2±			
3	79.2±	80±			4.7 miles to Co Rd 600 N turn east 1 mile
4	58.8±	60.4±			
5	48.3±	48±			
6	30±	9±	7±	x	3.2 miles to CO Rd 450 N turn east 9/10 mile
7	47.2±	34.8±	10.4±		
8	21±	12±		x	
9	100±	99±			
10	85±	83±			4.3 miles to Co Rd 500 N turn west 1 mile to Co Rd 570 E turn south 7/10 mile to the entrance to tract 11 & 12
11	39.6±	11.5±	30±		
12	40.2±	34.1±	5±		9/10 mile
13	25.1±	18±	3±		
14	12±	11±			From the jct of Court St & North St in Grayville go west on North St 1.7 miles to Co Rd 700 E turn north 5/10 mile
15	38.8±	31±	5±		
16	.53±				From the jct of North Court St & W Division St in Grayville go west on W Division St (turns into N State St) 1.5 miles



Contact Auction Company for Detailed Information Booklets for each property with additional Due-Diligence Materials, including information such as: soil maps, water information, permits, tax information.



INSPECTION DATES
Tuesday, October 11
9-11 AM
Tuesday, October 18
9-11 AM
Meet a Schrader Representative at Tract 9



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 Co. - 800-451-2709.