

Saturday, October 31 • 10am CST

- 364± Cropland Acres Per FSA
- Productive Cropland
- High Percent Tillable Tracts
- Hunting & Recreational Potential
- Tracts Ranging from 36± Acres to 80± Acres

2% Buyer's Premium



40± Miles North of Peoria
10± Miles East of Kewanee
30± Miles Southwest of Princeton

Illinois VIRTUAL LAND AUCTION

386±
acres

Offered in 7 Tracts in Stark County, IL | Part of an 1,132±, 21 Tract Auction



Illinois VIRTUAL LAND AUCTION

Saturday, October 31 • 10am CST



| October | | | | | | |
|---------|----|----|----|----|----|----|
| SU | M | TU | W | TH | F | SA |
| | 4 | 5 | 6 | 7 | 8 | 9 |
| | 11 | 12 | 13 | 14 | 15 | 16 |
| | 18 | 19 | 20 | 21 | 22 | 23 |
| | 25 | 26 | 27 | 28 | 29 | 30 |
| | | | | | | 31 |

Auction Manager:

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#478.025754 #444.000158

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Illinois VIRTUAL LAND AUCTION

40± Miles North of Peoria
10± Miles East of Kewanee
30± Miles Southwest of Princeton

386±
acres

Offered in 7 Tracts in Stark County, IL | Part of an 1,132±, 21 Tract Auction

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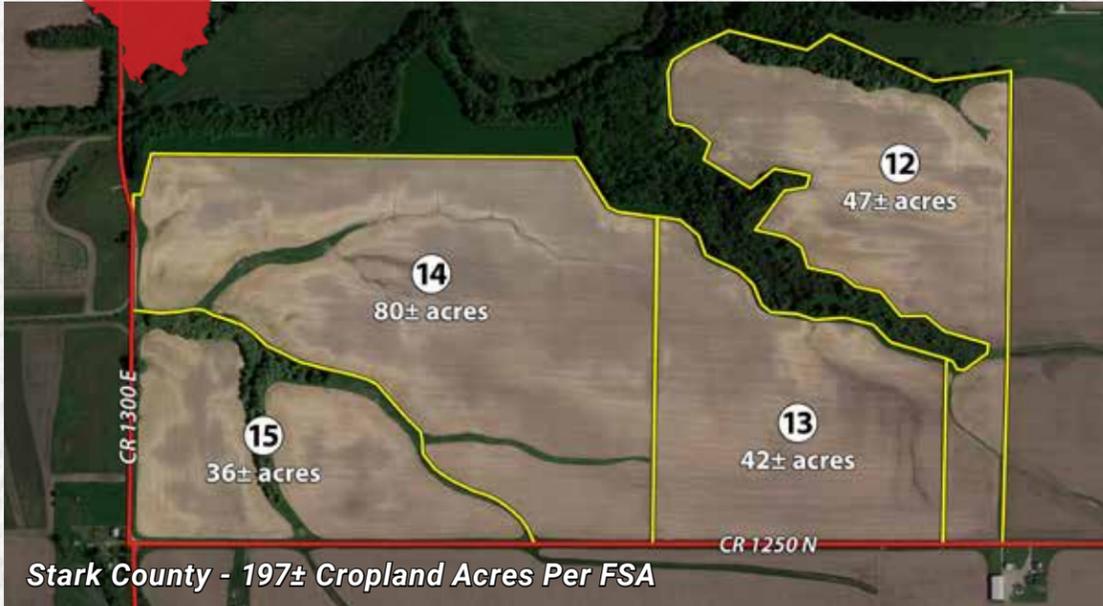
Illinois

VIRTUAL LAND AUCTION

386[±] acres

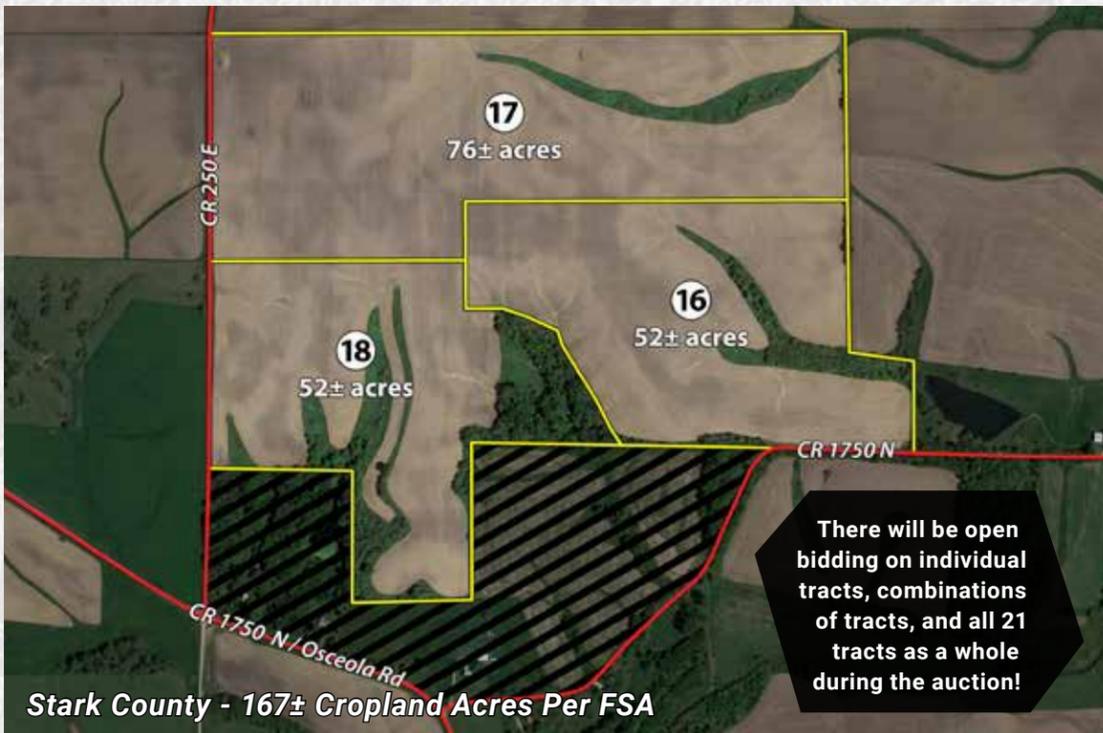
This property is part of an 1,132[±] acre, 21 tract, virtual auction, with additional acreage in Ogle, Boone, Winnebago, Clay & Wayne Counties in Illinois. **THIS AUCTION WILL BE HELD VIRTUALLY!** Bids can be made online or by phone. Please visit the website or contact us for additional info!

Offered in 7 Tracts in Stark County, IL | Part of an 1,132[±], 21 Tract Auction



Stark County - 197[±] Cropland Acres Per FSA

- 364[±] Cropland Acres Per FSA • Productive Cropland
- High Percent Tillable Tracts
- Hunting & Recreational Potential
- Tracts Ranging from 36[±] Acres to 80[±] Acres

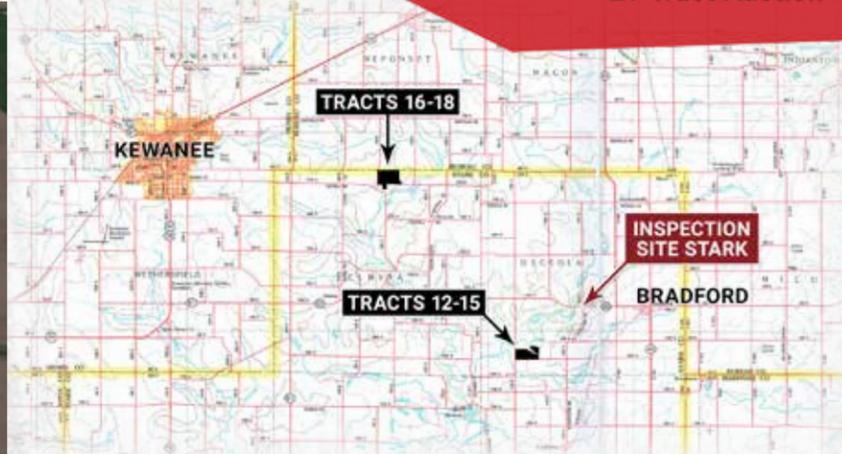


Stark County - 167[±] Cropland Acres Per FSA

Tract Information

- TRACT 12: 47[±] ACRES** mostly tillable acres with a small amount of recreational timber ground on North side of property line. Productive soils and excellent investment opportunity.
- TRACT 13: 42[±] ACRES** all tillable with frontage on 1250 N. The Soils are mostly Osco silt loam and Plano silt loam.
- TRACT 14: 80[±] ACRES** mostly tillable acres with primarily St. Charles silt loam and Plano silt loam. Frontage on 1250 N and 1300 E Rd.
- TRACT 15: 36[±] ACRES** mostly tillable with a mix of Hunting/Recreational wooded acres. Frontage on 1250 N and 1300 E Rd. Great hunting opportunity.
- TRACT 16: 52[±] ACRES** mostly tillable productive cropland. Frontage on 1750 E.
- TRACT 17: 76[±] ACRES** mostly tillable acres consisting primarily Rozetta silt loam and Clarksdale silt loam soils Frontage on County Rd 250 East.
- TRACT 18: 52[±] ACRES** mix of tillable productive farmland and quality recreational wooded acres with great hunting opportunity!

There will be open bidding on individual tracts, combinations of tracts, and all 21 tracts as a whole during the auction!



Tract Locations (12-15): From Bradford, IL travel straight West on IL 40 / IL 93 2 miles to County Rd 1. Turn left (South) and travel 1.8 miles to County Road 1250 N. Turn right (West) and proceed 0.65 miles to the property on North side on the road.

Tract Locations (16-18): From Kewanee travel off of IL 78 onto East Church Street (which turns into Osceola Road) 6 miles to County Road 250. For Tracts 17 & 18, turn left (North) and proceed 0.1 mile to property (East side of road). For Tract 16 continue on Osceola Road 0.2 miles to County Road 1750 E. Turn left (North) and proceed 0.3 miles to property on left (North).

Inspection Dates: Thursday, October 1 • 3-5pm CST, Friday, October 9 • 3-5pm CST, & Thursday, October 29 • 1-3pm CST, Meet a Schrader Representative at the Inspection Site for additional information regarding the properties.

Inspection Site Location: Bradford American Legion • Located 2 miles West of Bradford, IL on IL 93 at the intersection of IL 93 and County Road 1500 E.

We will be calling bids on each tract from a remote location.

- 1) Bid online at www.SchraderAuction.com. You must be registered to bid online **ONE WEEK BEFORE THE AUCTION**.
- 2) Bid by phone during the auction. Contact the auction company no later than **12PM (NOON), DAY BEFORE AUCTION** to schedule your call.
- 3) Bid by submitting an absentee bid on the tract(s) that you are interested in. Absentee bids need to be turned in no later than **12PM (NOON), DAY BEFORE AUCTION**.



Visit the website or contact the Auction Company for a detailed Information Booklet with additional details including soil maps, county tax, and title information.

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AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 21 individual tracts, any combination of tracts & as a total 1,132[±] acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.
BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.
DOWN PAYMENT: 10% down payment due by Tuesday November 3rd for individual tracts or combinations of tracts. The down payment may be made in the form of a wire transfer, cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements via DocuSign/Electronic Signature immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.
VIRTUAL AUCTION: This auction will be conducted virtually only. Bidders will not arrive on-site to bid at the auction but will rather bid electronically through our auction website or via phone. All bidders must register prior to the auction. Please contact the auction company at 800-451-2709 for more information.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Special Warranty Deed(s).
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is at closing, subject to farm tenants' rights to harvest growing crop.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 2021 taxes due in 2022 & thereafter.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Com-

binations purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**
 260-244-7606 • 1-800-451-2709 • e-mail: auctions@schraderauction.com
www.SchraderAuction.com #AC63001504 #AU09200182



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Seller: Iron Horse Acres, LLC