

Saturday, March 27  
@ 10:00am CST

Su	Mo	Tu	W	Th	F	Sa
	1	2	3	4	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			

Managing Broker/Auctioneer:  
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3% Buyer's Premium

# Illinois Land Auction

Saturday, March 27  
@ 10:00am CST

899±  
Acres  
Offered in 20 Tracts,  
Combinations or  
as a Whole

Held at The Event Center  
of Montgomery County  
11198 IL Rt 185, Hillsboro, IL



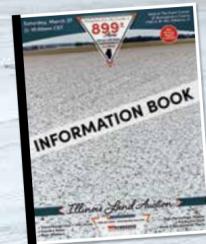
# Illinois Land Auction

Tracts Range from 1-175± Acres  
• Country Home  
• Near Hillsboro

725± Tillable Acres Per FSA  
• Productive Soils  
• Wood & Recreational Tracts



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Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including: soil maps, tax & FSA details, etc.

ONLINE BIDDING AVAILABLE  
You may bid online during the auction at [www.schraderauction.com](http://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.

# Illinois Land Auction

• Tracts Range from 1-175± Acres  
• Country Home  
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3% Buyer's Premium

• 725± Tillable Acres Per FSA  
• Productive Soils  
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Saturday, March 27  
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Montgomery & St. Clair Counties, IL

899±  
Acres  
Offered in 20 Tracts,  
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AUCTION SITE & INSPECTION HEADQUARTERS  
The Event Center of Montgomery County  
11198 IL Rt 185, Hillsboro IL 62049

## DIRECTIONS

### MONTGOMERY COUNTY TRACTS 1-19

**From the junction of IL Rt 127 & IL Rt 185 on the Southside of Hillsboro,**  
**Tracts 1 & 2:** Go South on IL Rt 185 10 miles to Tracts 1 & 2.  
**Tracts 3-7:** Go South on IL Rt 185 5.4 miles to Co Rd 1600E (Coffeen Rd), turn North & proceed to Tracts 3-7 (watch for signs).  
**Tracts 9-11:** Go South on IL Rt 185 5.3 miles to Cips Trail, turn South & proceed to Tracts 9-11.  
**Tracts 12-14 & 8:** Take Hwy 185 South 5.4 miles to Coffeen Rd, turn North 3.9 miles to Fillmore Rd. Turn West 1.6 miles to Tracts 12-14.  
**Tract 15:** Go South on IL Rt 127 3.5 miles to N 6th Ave, turn east & proceed 1.5 miles to Tract 15.  
**Tract 16:** Go South on IL Rt 127 2.5 miles to Co Rd 700N, turn East .75 mile to Buckeye Trl. Turn North .25 mile to Tract 16.  
**Tract 17 & 18:** At the junction of 1st St & Vandalia Rd in Hillsboro, go West on 1st St (turns into Walshville Rd) 1.2 miles to Tracts 17 & 18.  
**Tract 19:** From the junction of IL Rt 127 & IL Rt 16 West of Hillsboro, go North on IL Rt 127 2 miles though Butler to Rocky Hollow Rd. Turn West .75 mile Tract 19.

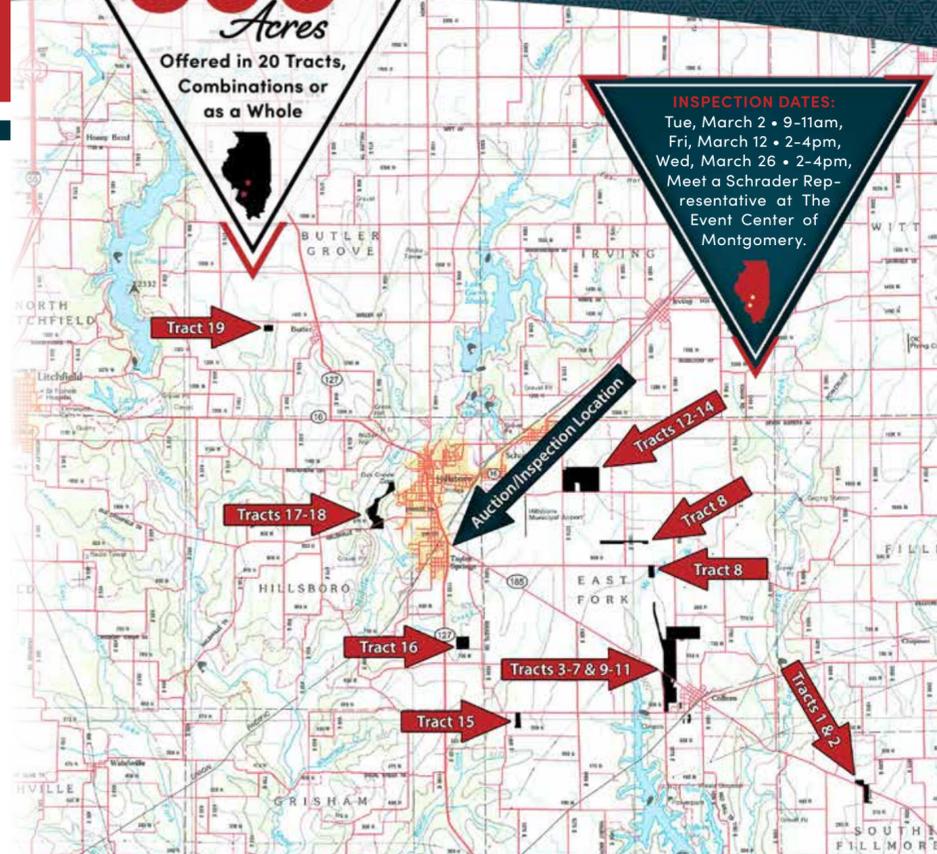
### ST CLAIR COUNTY TRACT 20

**Tract 20:** From the junction of IL Rt 4 & US Hwy 50 in Lebanon IL, go North on Rt 4 2.3 miles to Tract 20.

Montgomery & St. Clair Counties, IL

899±  
Acres

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INSPECTION DATES:  
Tue, March 2 • 9-11am,  
Fri, March 12 • 2-4pm,  
Wed, March 26 • 2-4pm,  
Meet a Schrader Representative at The Event Center of Montgomery.

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2021 Farming Rights Included!

TRACT 12 TRACT 14 TRACT 3

TRACT	ACREAGE	TILLABLE*	WOODS	NOTES
1	30±	31.1±		Frontage on Hwy 185
2	33±	29.1±		Frontage on Hwy 185
3	79±	78.7±		Nearly all tillable w/ frontage on Coffeen Rd
4	30±	31±		Nearly all tillable w/ frontage on Coffeen Rd
5	1±			Ranch style country home, containing approx. 1224 sq. ft., vinyl siding, mature shade trees, 45'x60' pole barn w/ metal siding.
6	126±	111.1±		Nearly all tillable w/ frontage on Coffeen Rd
7	19±			Nearly .75 miles long w/ a railroad
8	51±	16.1±	✓	Mix of tillable & recreational, railroad throughout, w/ frontage Coffeen Rd
9	88±	62.8±	✓	Mostly tillable w/ wooded areas, railroad corridor & frontage on Cips Trail
10	2±			Unimproved Tract in the town of Coffeen w/ frontage on 3rd St
11	5±		✓	8 small wooded lots
12	115±	115.4±		Frontage on Schoolhouse Rd
13	64±	66.7±*		Tillable acres are an estimate when combined with Tract 14. Frontage on Fillmore Rd
14	47±	46±		Tillable acres are an estimate when combined with Tract 13. Improved w/ modern shop building, 40'x 52', 16' eaves, concrete floor w/ drain, 26' sliding machine doors, electric, exterior lighting. Grain facility w/ approx. 100,000 bushel storage, 11 grain bins w/ aeration, GSI 122 Airstream series 2000 grain dryer, wet holding bin & grain leg. Includes a 50'x50' pole barn w/ tin siding, partial concrete floor, 4 horse stalls & electricity.
15	15±	19.6±		Tillable acres are not accurate to actual size. Nearly all tillable w/ frontage on 6th Ave
16	41±	16.3±	✓	Mix of tillable & woods. Lane access from Buckeye Trl.
17	13±	8.4±	✓	Mix of tillable & woods w/ frontage on Walshville Rd.
18	63±	31.7±	✓	Mix of tillable & woods w/ creek frontage & access from Walshville Rd.
19	30±	16.4±	✓	Mix of tillable & woods with lane access from Rock Hollow Trl.
20	47±	44.7±		Nearly all tillable w/ frontage on Hwy 4 & Emerald Mound Rd

\*Tillable Acres are Estimated Based on Information Provided by the USDA/FSA Reference Mitigation Agreement Information in the Terms & Conditions.



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**SCHRADER**  
Real Estate and Auction Company, Inc.  
3% Buyer's Premium

**PROCEDURE:** The property will be offered in 20 individual tracts, any combination of tracts & as a total unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**BUYER'S PREMIUM:** 1% Buyer's Premium will be added to the final bid price & 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 cash, 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 at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller will pay the premium for an owner's title ins. policy. Buyer pays all costs of any loan, lender's title ins. &/or title ins. endorsement. Buyer & Seller will share (50/50) the cost of preparing the title commitment (incl. search fees & copy charges) & administering the closing.

**DEED:** Seller shall provide Special Warranty Deed(s), subject to the terms & conditions of the Purchase Agreement.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place 45 days after the date of the auction.

**POSSESSION:** Possession is at closing. Pre-closing access is available with an additional 10% earnest money deposit. Contact Auction Company for additional terms and details.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer's beginning w/ taxes assessed in 2021 & thereafter. w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidders safety during any physical inspection of the property. Investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel.

**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 Bidders 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.

**FSA TILLABLE:** Tillable acres have been estimated based on information provided by the USDA/FSA office. Please visit the auction website to download FSA field boundary maps that are available in the Information Book or call for more info.

**MINERAL RIGHTS:** Seller shall retain any interest in mineral, mineral rights, mining & mineral development rights, ancillary associated rights, & subsurface rights.

**MITIGATION AGREEMENTS:** The Seller has entered into a certain Mitigation Agreements dated August 12, 2010, w/ Hillborn Energy LLC ("Hillborn"), which was amended & restated w/ an effective date of August 21, 2018 (the "Mitigation Agreement"). The Mitigation Agreement is a legally binding instrument providing for the mitigation by Hillborn or its successors, assignors of subsurface damage to any structure(s) located on property subject to the Mitigation Agreement (the "Affected Property"). Under the Mitigation Agreement, Hillborn is obligated to either repair any damage to structure(s) on the Affected Property or compensate the surface owner for the diminution in value of such structure(s) or, alternatively, pay the surface owner the appraised value of any structure(s) expected to be impacted by subsurface activities prior to mining or other operations as assessed 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. He 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.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are provided on an informational basis only & are expressly subject to the terms & conditions set forth 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. He 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.

Seller: New River Royalty LLC