

SCHRADER
Real Estate and Auction Company, Inc.
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241.8± Acres
OFFERED IN 3 TRACTS

- Prime Farmland
- Well Drained
- Tile Maps Available
- Excellent Yields
- Drummer & Flanagan Soils

SHELBY COUNTY, ILLINOIS • Penn & Pickaway Townships

FEBRUARY 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	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					

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LAND AUCTION

TUESDAY, FEBRUARY 16 • 10 AM
Auction held at Macon Community Center, Macon, IL

- Prime Farmland
- Well Drained
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- Excellent Yields
- Drummer and Flanagan Soils

241.8± Acres
OFFERED IN 3 TRACTS

ONLINE BIDDING AVAILABLE

SHELBY COUNTY, ILLINOIS
Penn & Pickaway Townships

15 miles south of Decatur • 15 miles north of Shelbyville • 45 miles southwest of Champaign
SHELBY COUNTY, ILLINOIS • Penn and Pickaway Townships

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Auction held at Macon Community Center, Macon, IL

LAND AUCTION



241.8± Acres LAND AUCTION

SHELBY COUNTY, ILLINOIS
Penn and Pickaway Townships

TUESDAY, FEBRUARY 16 • 10 AM



INSPECTION DATE:
MONDAY, JANUARY 25
10 AM - 12 NOON
Meet a Schrader representative
at Tract 1

PROPERTY DIRECTIONS:

From Decatur, IL go south on Hwy 51 approximately 13 miles to Moweaqua, IL, turn east on County Hwy. 2800N —
To Tract 1: on Hwy 2800 N travel 8.3 miles to County Hwy. 1600 E, turn north 1.5 miles to the farm on the west side of the road.
To Tracts 2 & 3: on Hwy 2800 N travel 5.1 miles to County Hwy. 1290 E, turn south 2.1 miles to the northwest corner of the farm.

AUCTION SITE:

Macon Community Center, 10539 S Woodcock, Macon, IL 62544.
Located on the east side of Hwy 51 at Macon.



TRACT #1: 80.5± acres of tillable prime farmland featuring Drummer silty clay loam and Flanagan silt loam with a crop productivity index of 144. The Illinois State Productivity index legend has this farm rated at 194.7 bushels of corn per acre. This farm has easy access from Co. Rd. 1600 E with ¼ mile of road frontage. Excellent drainage - Excellent Yields

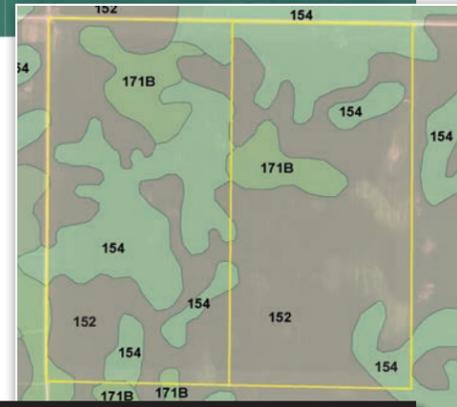
TRACT #2: 80.3± acres of tillable prime farmland featuring Drummer silty clay loam and Flanagan silt loam (plus a small amount of Catlin silt loam) with a crop productivity index of 143.5. The Illinois State Productivity index legend has this tract rated at 194.1 bushels of corn per acre. This tract has easy access from Co. Rd. 2600 N with ¼ mile of road frontage. Excellent Drainage - large portion of this tract is systematically tiled. Excellent yields.

TRACT #3: 81± acres of tillable prime farmland featuring Drummer silty clay loam, Flanagan silt loam plus a small amount of Catlin silt loam with a crop productivity index of 143.2. The Illinois State Productivity index legend has this tract rated at 193.5 bushels of corn per acre. This tract has easy access from Co. Rd 2600 N and Co. Rd. 1300 E. Excellent Drainage - large portion of this tract is systematically tiled. Excellent Yields.

OWNERS: Premier Partners II Limited Partnership

SOIL TYPES - TRACT 1

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Crop productivity index for optimum management
152	Drummer silty clay loam	52.54	65.7%	195	144
154	Flanagan silt loam	27.46	34.3%	194	144



SOIL TYPES - TRACTS 2 & 3

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Crop productivity index for optimum management
152	Drummer silty clay loam	94.38	58.8%	195	144
154	Flanagan silt loam	51.46	32.0%	194	144
171B	Catlin silt loam	14.76	9.2%	185	137

Soil data has been provided by AgriData, Inc.

ONLINE BIDDING
You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

SCHRADER Real Estate and Auction Company, Inc. AUCTION MANAGER: Brad Horrall, 812-890-8255
800-451-2709 • www.SchraderAuction.com

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, and as a total 240± 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.

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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Special Warranty Deed, sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before 3/18/16. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession of the farmland shall be at closing.

REAL ESTATE TAXES: Seller shall pay all 2015 real estate

taxes due and payable in 2016. Buyer shall assume any taxes thereafter. If the 2015 real estate taxes payable in 2016 have not been determined by time of closing the buyer will be given a credit at closing based on the last tax statement received on the subject property.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on property tax information and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller will pay the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted

to reflect any difference between advertised acres and surveyed acres.

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. An inspection date has 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. **EASEMENTS:** Subject to any and all existing easements. **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 representa-

tion, 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.** **Stock Photography:** Some photos are for illustrative purposes only and are not of the auction property.