

Located in Franklin, Williamson, Hamilton, and Saline Counties, Illinois

OWNERS WILL
ENTERTAIN
NON-CONTINGENT
OFFERS ON PORTFOLIO,
BY COUNTY, UNTIL
SEPTEMBER 17.

4,810[±] acres

offered in 85 Tracts
from 2[±] to 617[±] Acres

- 2,500[±] Productive Tillable Acres
- Wooded Recreational Land
- Prime Hunting and Wildlife



TRACT 1



southern
Illinois Land
AUCTION

Wednesday, October 17 • 10:00 AM CST

Held at The Pavilion, 1602 Sioux Drive, Marion, IL

 **SCHRADER**
Real Estate and Auction Company, Inc.

 ONLINE BIDDING AVAILABLE

800-451-2709
SchradlerAuction.com

Located in Franklin, Williamson,
Hamilton, and Saline Counties, Illinois

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST



4,810[±] acres

offered in 85 Tracts
from 2[±] to 617[±] Acres

This auction represents a great opportunity to buy tillable and recreational land that has not been available for many years. In the Schrader method of auction, you can bid on any tract or combination of tracts that meet your needs.



LIVE ONLINE AUCTION BIDDING

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.



TRACT 9



TRACT 14



TRACT 16



TRACT 27



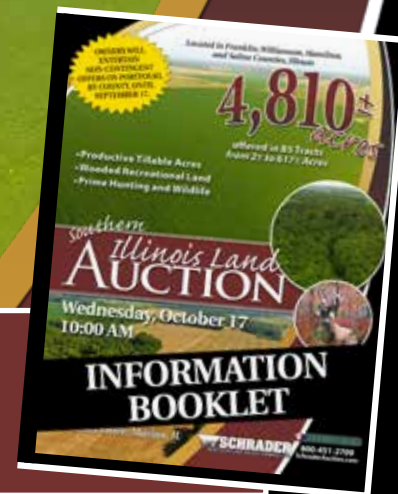
TRACT 39

PORTFOLIO OVERVIEW

COUNTY	ACRES	TILLABLE
Franklin	1,158±	839±
Williamson	3,165±	1,280±
Hamilton	148±	100±
Saline	339±	284±
Total Tillable		2,503±

OWNERS WILL ENTERTAIN NON-CONTINGENT OFFERS ON PORTFOLIO, BY COUNTY, UNTIL SEPTEMBER 17.

Contact Auction Company for Detailed Information Booklets for each property with additional Due-Diligence Materials, including information such as: soil maps, FSA and county records information.



Auction Location:

The Pavilion, 1602 Sioux Drive, Marion, IL. From the junction of I-57 & State Hwy. 13 at Marion, IL, go west on Hwy. 13 0.7 mile to Williamson County Parkway, turn north 0.7 mile to Sioux Drive, turn right and proceed to The Pavilion.



Directions:

FRANKLIN COUNTY

Tracts 1-6: From the jct of IL Hwy. 37 and Hwy. 34 in downtown Benton IL take Hwy. 37 north approx 4.4 miles to Lake Benton Rd, turn east 2.5 miles to tracts 1-6.

Tract 7: From the NE side of Benton IL take IL Hwy. 14 (Bailey Ln) east 4.5 miles to Mt Zion Rd turn south 7/10 miles to an easement access point turn east 1/2 mile to the NW corner of Tract 7 (Note: access per NRR comments).

Tracts 8-10: From the NE side of Benton IL take IL Hwy. 14 east approx 8.5 miles to Liberty Rd turn north 1 mile to tracts 8-9, or turn north 3/10 mile to tract 10.

Tracts 11-15: From the NE side of Benton IL take IL Hwy. 14 east approx 9 miles to Thompsonville RD turn south 1.9 miles to Clark Rd, turn East 2.9 miles to tract 11-15.

Tracts 16-17: From Benton IL take IL Hwy. 34 SE 10 miles to Thompsonville IL, turn south on Main St (Coubty Hwy. 10) and travel 1.5 miles to tracts 16-17.

WILLIAMSON COUNTY

Tracts 18-72: From I-57 exit 59 at Johnston City IL travel east on Broadway St (Corinth Rd) and then as below:

Tracts 18-23: Travel 4.2 miles to Harris School Rd turn north 2/10 to the property.

Tracts 24-45: Travel 7.2 miles to Dwina Rd turn north 1/2 mile or continue 1 mile to Jordans Fort Rd turn north 1/2 mile to the property.

Tracts 46-59: Travel 12 miles through Corinth (watch for auction signs) to Dillingham Rd, turn south to tract 68-72.

Tracts 60-72: Travel 12 miles on Corinth Rd through Corinth watch for signs to tracts 64-66. Continue approx 1 1/2 mile to tract 67.

Tracts 68-72: Travel approximately 13 miles on Corinth Rd to Dillingham Rd turn south watch for signs and refer to the brochure mapping.

Tracts 73-78: From the jct of IL Hwy. 37 & Hwy. 13 at Marion IL, take Hwy. 13 east 10 miles to Angelville Rd turn north 1.8 miles to tract 74-78.

HAMILTON COUNTY

Tract 79: From the westside of McLeansboro IL take IL Hwy. 142 NW approx 4 miles to Co Rd 1500 N turn south and proceed 1 mile to tract 79.

Tract 80: From the westside of McLeansboro IL take IL Hwy. 142 NW approx 3.3 miles to Co Rd 600 E turn south 1.5 miles to Co Rd 1325 N turn west 3/10 mile to Co Rd 500 E turn N 3/10 to tract 80.

Tract 81: Refer to directions for tracts 11-15. Tract 81 is located 1 mile east of tracts 11-15 along Co Rd 850 N (watch for signs).

SALINE COUNTY

Tracts 82-83: From the jct of IL Hwy. 13 and Hwy. 34 at the northside of Harrisburg IL take Hwy. 34 north 2 miles to Mt Moriah Rd, turn west 1/2 mile to the property.

Tract 84-85: From the jct of IL Hwy. 45 and Hwy. 13 on the northeast side of Harrisburg IL take Hwy. 13 east 3.5 miles to Lindale Rd turn south 3/4 mile to Big Ridge Rd turn east 1/2 mile to Ingram Rd, turn south 3/10 mile to the property.

Inspection Dates:

Wednesday, September 5 • 3-6pm

Thursday, September 6 • 9-12 Noon

Friday, September 28 • 3-6pm

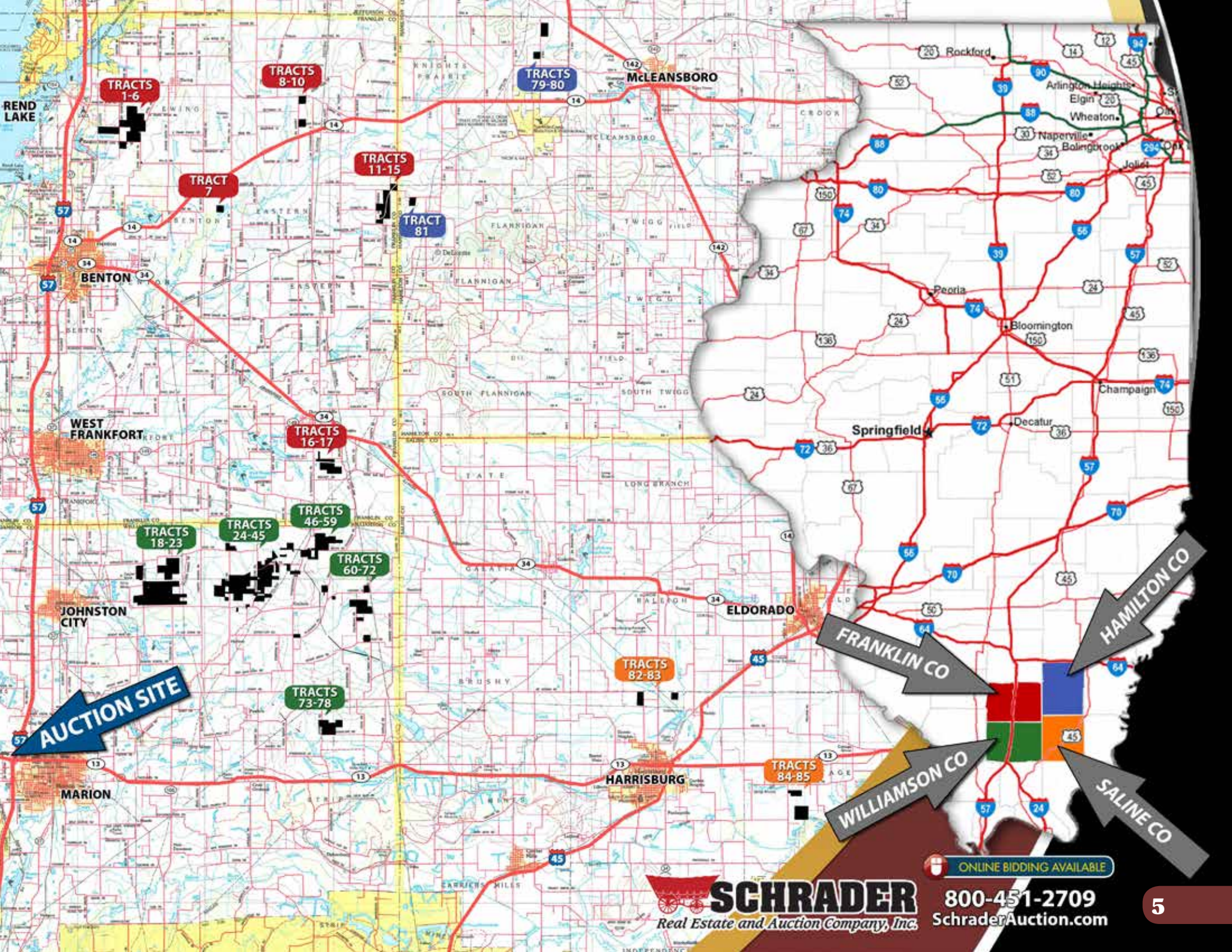
Saturday, September 29 • 9-12 Noon

Monday, October 8 • 3-6pm

Tuesday, October 9 • 9-12 Noon

Tuesday, October 16 • 9-12 Noon

*Meet a Schrader Representative at the Holiday Inn Express,
2609 Blue Heron Dr. Marion IL 62959 for more information.*



ONLINE BIDDING AVAILABLE

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Located in Franklin County, Illinois

Tracts 1-17

Illinois Land AUCTION

1,158± acres



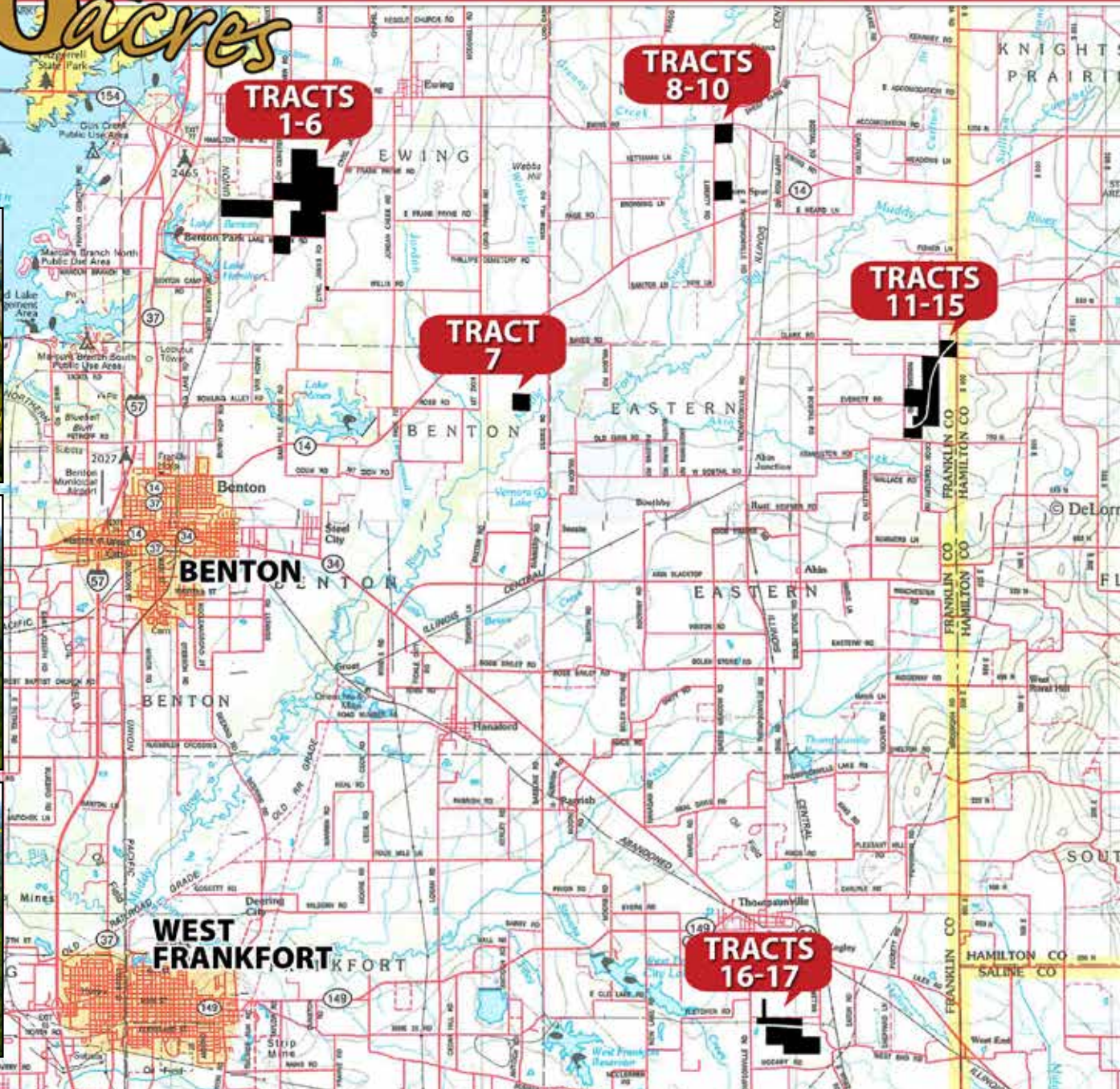
TRACT 14



TRACT 16

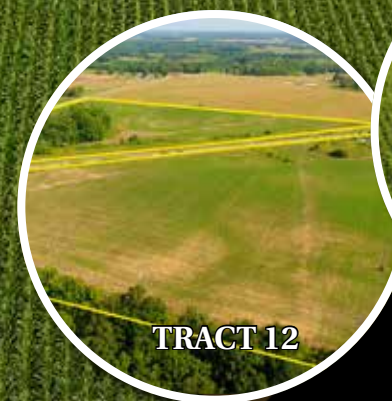


TRACT 17



Tract #	Acres	Tillable	Woods	Pasture / Openland	Lake / Pond	Mitigation Agreement*	Frontage / Access / Comments
1	40±	X				X	Lake Benton Rd
2	108±	X				X	Lake Benton Rd
3	164±	X				X	Cyril James Rd
4	176±	X	X		X	X	Shiloh Cemetery Rd
5	120±	X	X			X	Shiloh Cemetery Rd
6	2±	X				X	Cyril James Rd
7	40±		X			X	Easement Access from Mt. Zion Rd.
8	6.5±		X		X	X	Ewing Rd
9	33.5±	X				X	Ewing Rd & Liberty Rd
10	40±	X	X			X	Liberty Rd
11	15.5±	X	X			X	Clark Rd / Winemiller Rd
12	15.5±	X				X	Macedonia Rd
13	45.5±	X	X	X		X	Winemiller Rd
14	72±	X	X			X	Winemiller Rd
15	95±		X			X	Clark Rd / Winemiller Rd
16	48.5±	X				X	Easement Access from Co. Hwy. 10 or Miller Rd
17	136.5±	X	X			X	Easement Access from Co. Hwy. 10 or Miller Rd

*Reference Mitigation Agreement information on Page 26.



TRACT 12



TRACT 9

FRANKLIN COUNTY



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Located in Franklin County, Illinois

Tracts 1-17

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST

1,158[±] acres



TRACT 3



TRACT 2



8

TRACT 4



TRACT 2



FRANKLIN COUNTY

TRACT 10



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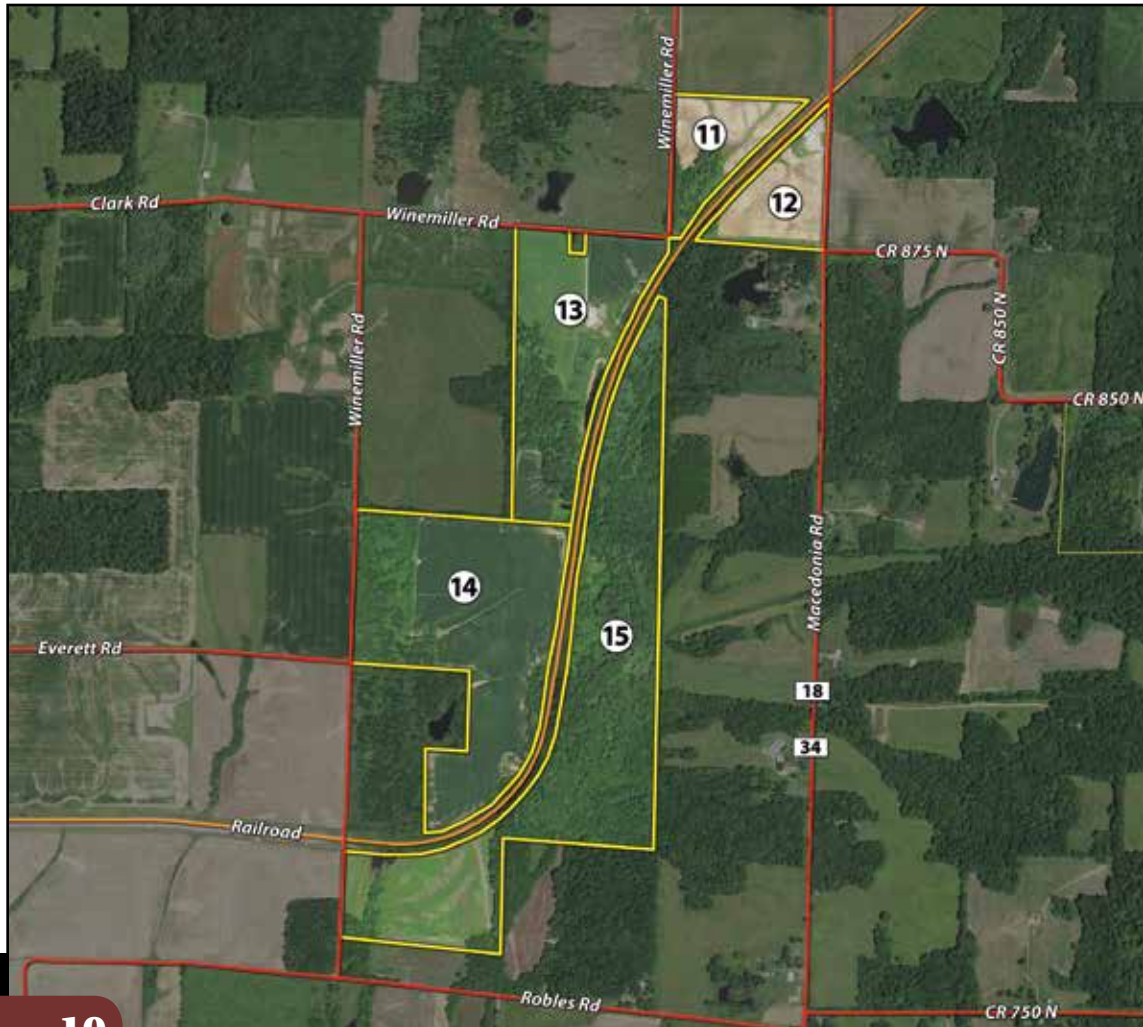
Located in Franklin County, Illinois

Tracts 1-17

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST

1,158[±]
acres



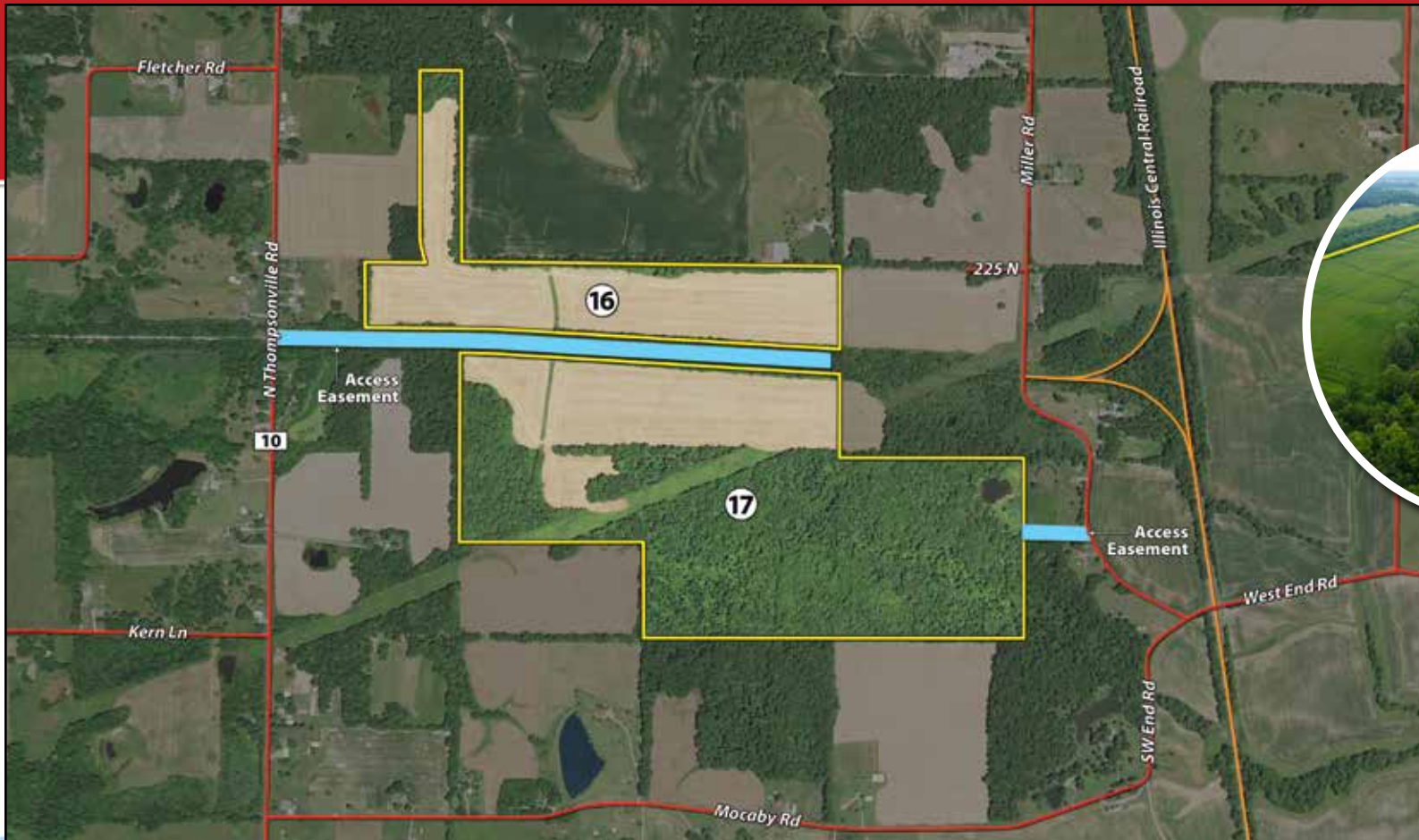
TRACTS 11 & 12



TRACT 13



TRACT 14



TRACT 17



TRACTS 16 & 17



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FRANKLIN COUNTY

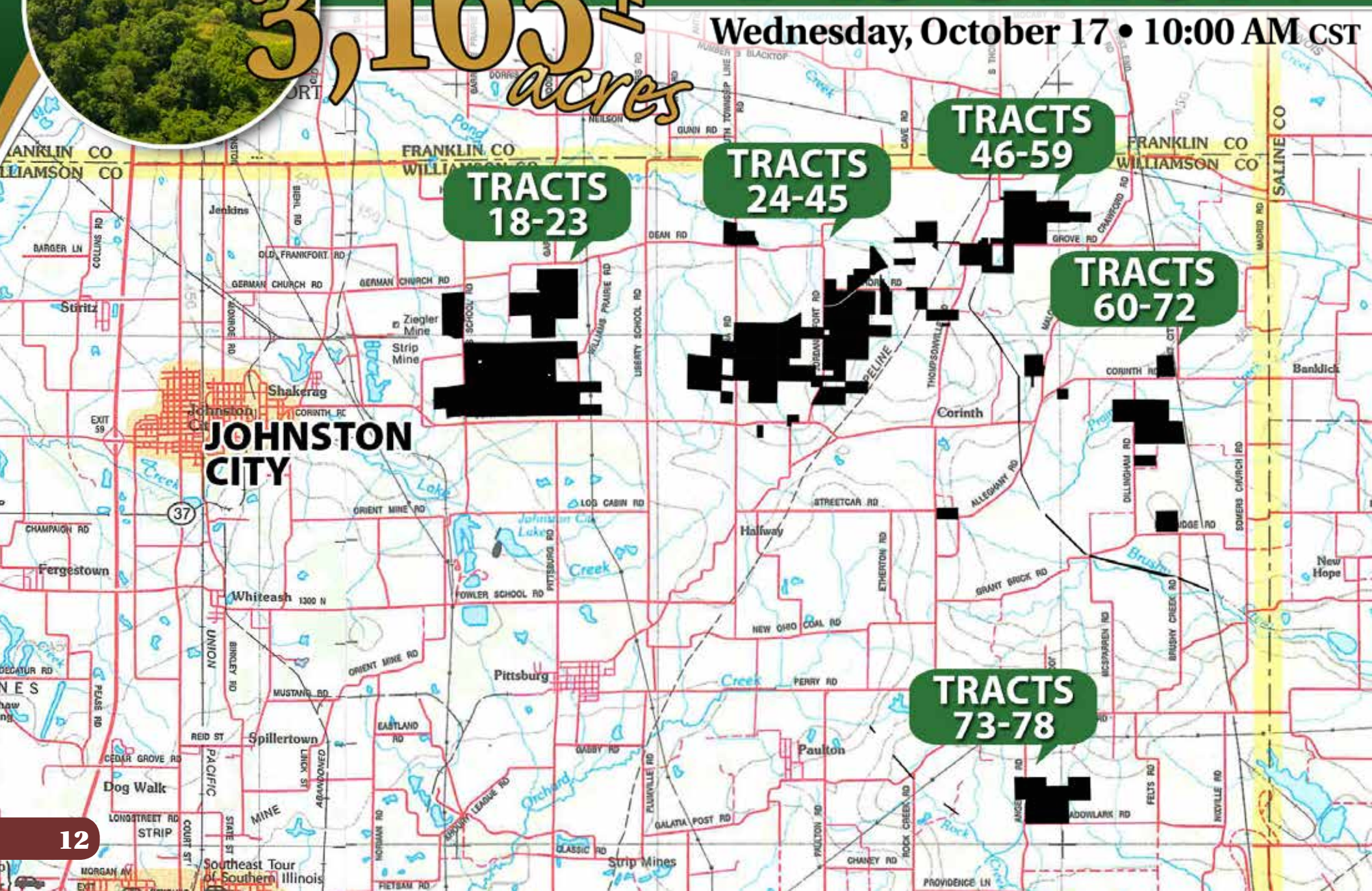
Located in Williamson County, Illinois

Tracts 18-78

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST

3,165[±] acres



TRACTS 18-23

TRACTS 24-45

TRACTS 46-59

TRACTS 60-72

TRACTS 73-78

JOHNSTON CITY



TRACT 18



TRACT 20



TRACT 23



TRACT 29



TRACT 32

Tract #	Acres	Tillable	Woods	Pasture / Openland	Lake / Pond	Mitigation Agreement*	Frontage / Access / Comments
18	71±	X	X			X	Harris School Rd & German Church Rd
19	79±	X	X	X		X	Harris School Rd
20	617±	X	X			X	Home & Bldg - Harris School Rd & Williams Prairie Rd
21	242±	X	X			X	Dean Rd
22	20±			X		X	Williams Prairie Rd
23	20±		X	X		X	Williams Prairie Rd
24	22±	X				X	Dean Rd & Dwina Rd
25	20±	X	X			X	Dean Rd & Dwina Rd
26	35±		X	X		X	Dwina Rd
27	98±		X			X	Dwina Rd
28	10±		X			X	Dwina Rd
29	120±		X	X		X	Dwina Rd WITHDRAWN FROM AUCTION
30	126±		X	X		X	Dwina Rd WITHDRAWN FROM AUCTION
31	89±		X	X		X	Jordans Fort Rd WITHDRAWN FROM AUCTION
32	60±		X	X		X	Jordans Fort Rd WITHDRAWN FROM AUCTION
33	4.5±		X	X		X	Corinth Rd
34	7.3±		X	X		X	Corinth Rd
35	23.5±		X	X		X	Jordans Fort Rd



TRACT 28



TRACT 22

*Reference Mitigation Agreement information on Page 26.



ONLINE BIDDING AVAILABLE

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WILLIAMSON COUNTY

Located in Williamson County, Illinois

Tracts 18-78

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST

3,165[±]
acres

Tract #	Acres	Tillable	Woods	Pasture / Openland	Lake / Pond	Mitigation Agreement*	Frontage / Access / Comments
36	31±		X	X		X	Jordans Fort Rd
37	15±			X		X	Jordans Fort Rd
38	20±		X	X		X	Jordans Fort Rd
39	80±		X	X	X	X	House & Bldg - Great for Deer Camp - Jordans Fort Rd
40	97±		X	X	X	X	Jordans Fort Rd
41	61±	X	X			X	Thorn Rd
42	32±	X				X	Jordans Fort Rd
43	49±			X		X	Thorn Rd
44	19±		X	X		X	Thorn Rd
45	5±		X			X	Thorn Rd
46	54±		X	X		X	Easement Access from Thorn Rd
47	25±		X	X		X	Thorn Rd
48	24±		X	X		X	Thompsonville Rd
49	2.2±		X	X		X	Thompsonville Rd
50	22±	X				X	Thompsonville Rd & Locust Rd
51	47±	X	X			X	Thompsonville Rd & Locust Rd
52	32.5±		X			X	Locust Rd
53	4.5±		X	X		X	Locust Rd
54	7±		X			X	Locust Rd



TRACT 40

*Reference Mitigation Agreement information on Page 26.

Tract #	Acres	Tillable	Woods	Pasture / Openland	Lake / Pond	Mitigation Agreement*	Frontage / Access / Comments
55	9.5±	X	X			X	Fancy Farm Rd
56	24±	X	X			X	Thompsonville Rd
57	4.7±			X		X	Home & Bldg - Easement from Thompsonville Rd
58	119±	X	X	X	X	X	Easement Access from Thompsonville Rd
59	80±	X	X		X	X	Locust Rd
60	23±	X	X	X		X	Corinth Rd
61	21±	X	X	X		X	Corinth Rd
62	22±	X	X			X	Brushy Creek Rd & McSparren Rd
63	20±		X			X	Paulton Rd
64	37±	X	X			X	Malone Rd
65	10±		X	X		X	Corinth Rd
66	5±		X			X	Alleghany Rd WITHDRAWN FROM AUCTION
67	31±	X	X			X	Corinth Rd
68	40±	X	X	X		X	Dillingham Rd
69	60±	X	X			X	Dillingham Rd
70	90±	X	X	X		X	Dillingham Rd
71	19±	X	X			X	Dillingham Rd
72	40±	X	X			X	Partridge Rd
73	10.5±	X	X			X	Galatia Post Rd & Easements
74	22±		X			X	Angelville Rd
75	39±		X			X	Angelville Rd
76	42.5±		X			X	Angelville Rd & Meadowlark Rd
77	40±		X			X	Meadowlark Rd
78	64±		X			X	Swing Tract

*Reference Mitigation Agreement information on Page 26.

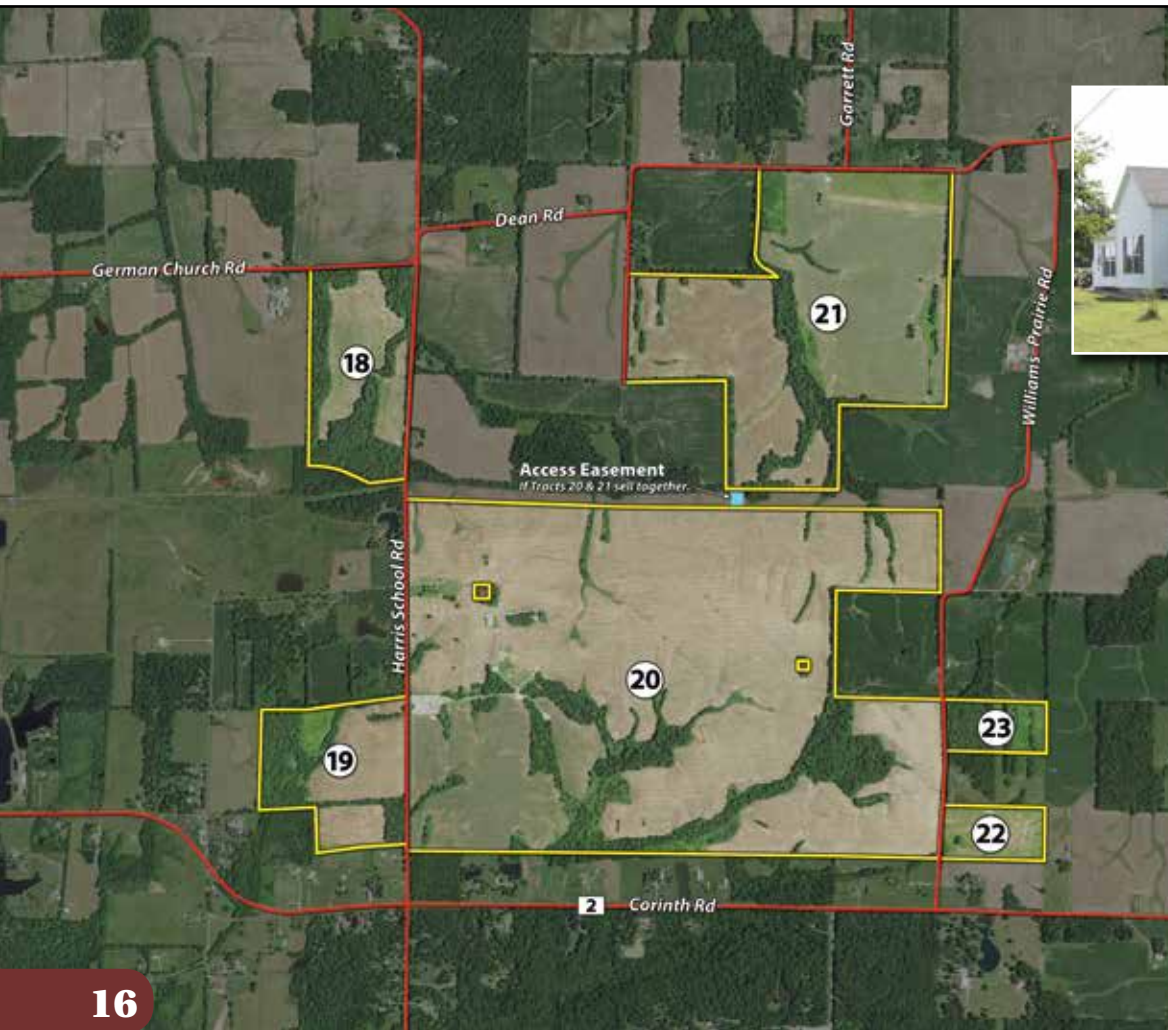
Located in Williamson County, Illinois

Tracts 18-78

3,165[±]
acres

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST



TRACT 20



TRACT 20



TRACT 20



TRACT 21



TRACT 25



TRACT 27



TRACT 39



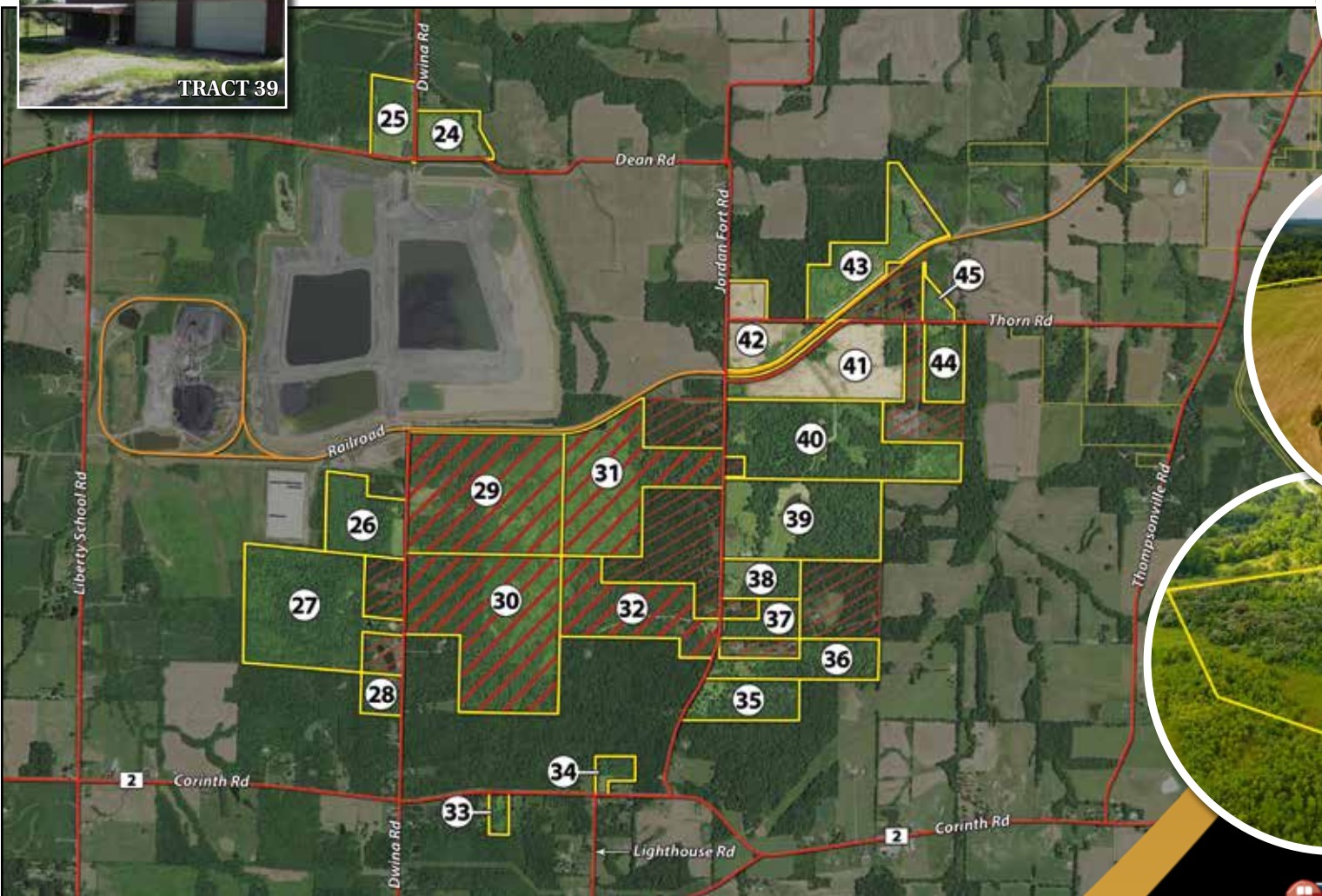
TRACT 38



TRACT 41



TRACT 45



WILLIAMSON COUNTY

Visit our website for more Photos and Information!



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Located in Williamson County, Illinois

Tracts 18-78

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST

3,165± acres



TRACT 46



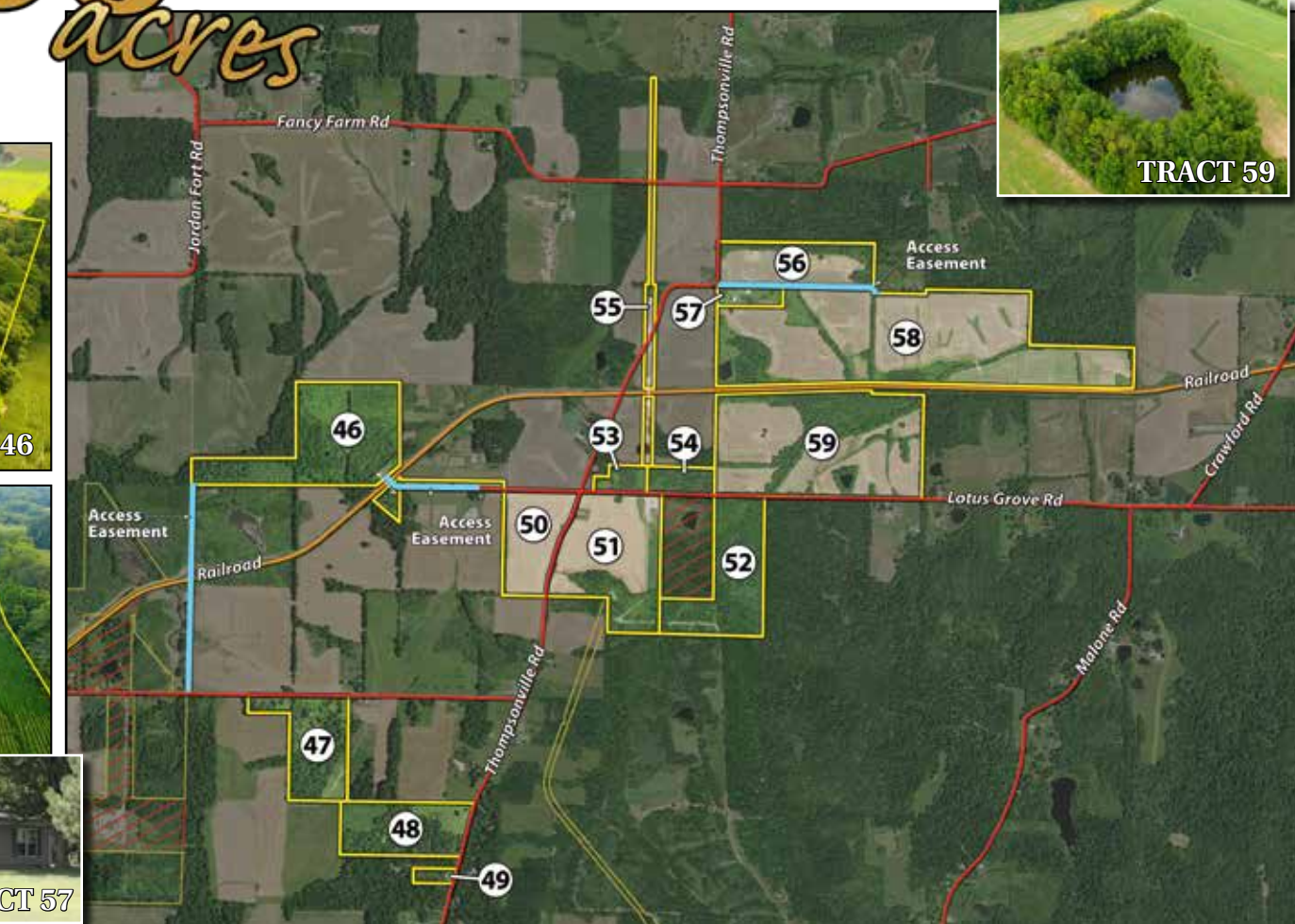
TRACT 50



TRACT 57



TRACT 57



TRACT 59



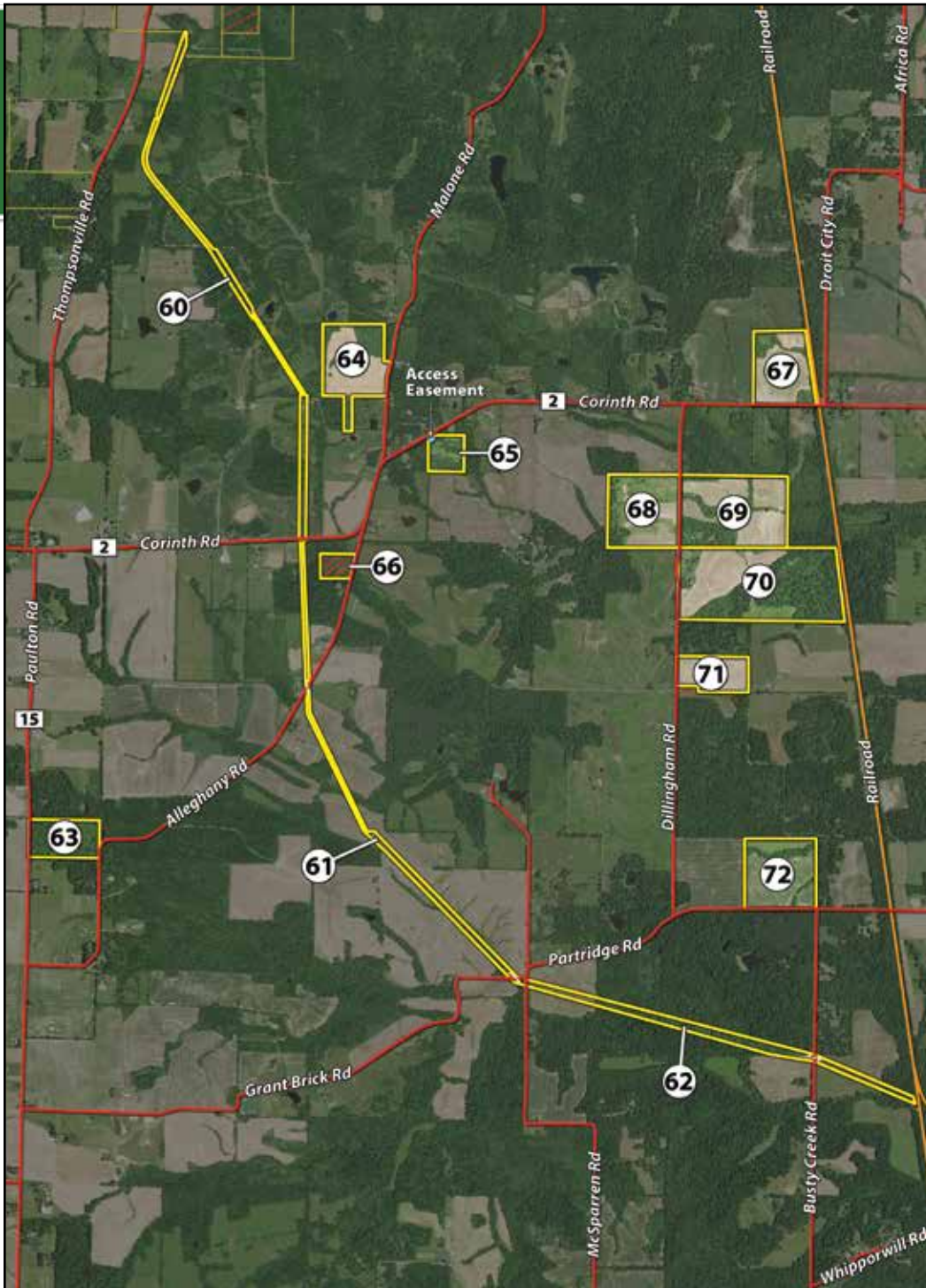
TRACT 47



TRACT 48



TRACT 51



TRACT 64



TRACT 68



TRACT 69

WILLIAMSON COUNTY

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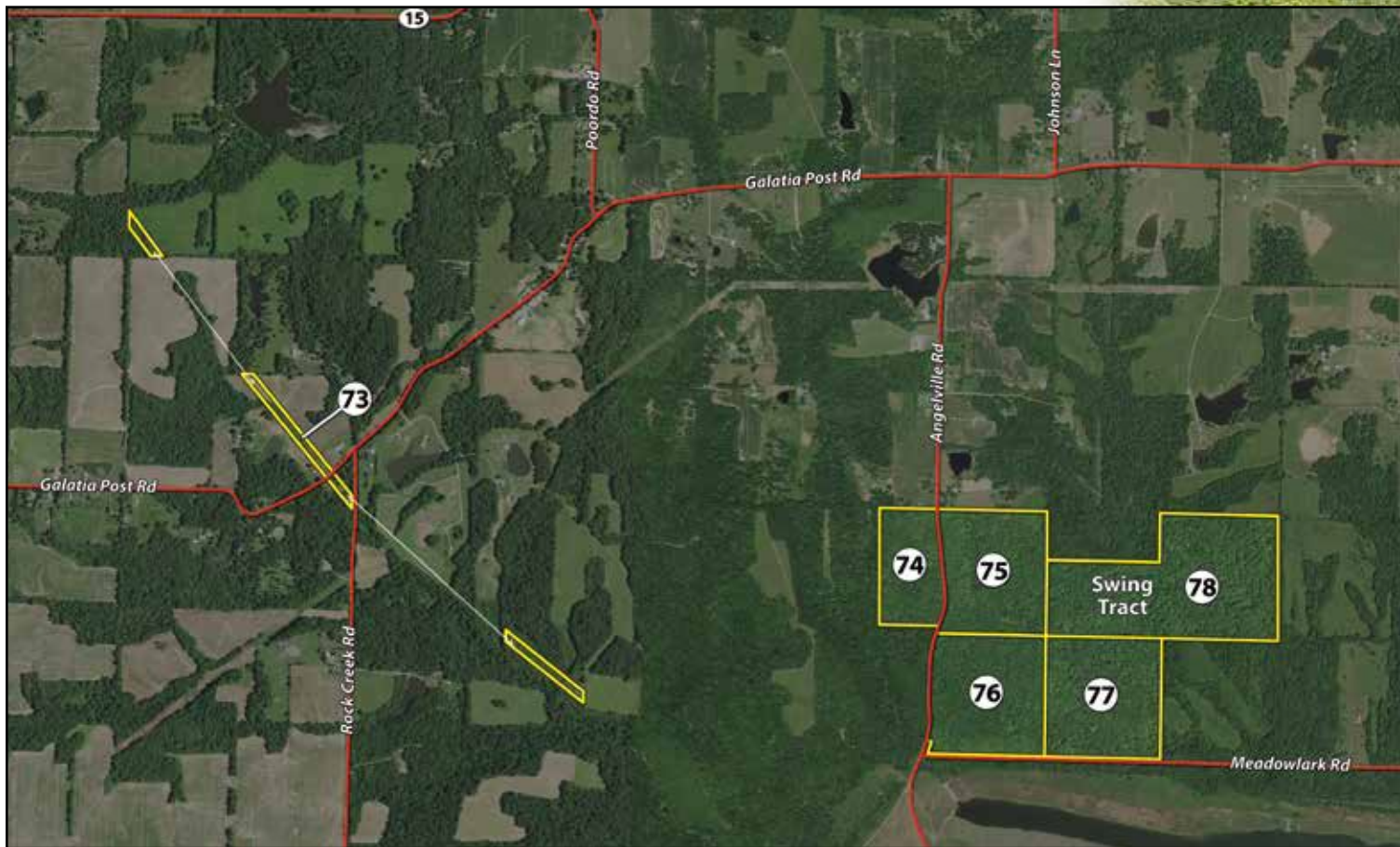
Located in Williamson County, Illinois

Tracts 18-78

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST

3,165[±]
acres



SWING TRACT: A “swing tract” is a tract that must be bid on in combination with another tract in the auction providing access or individually by an adjoining land owner providing their own access.



TRACTS 74



TRACTS 77



TRACTS 74-78

TRACT 76

WILLIAMSON COUNTY



ONLINE BIDDING AVAILABLE

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Located in Hamilton County, Illinois

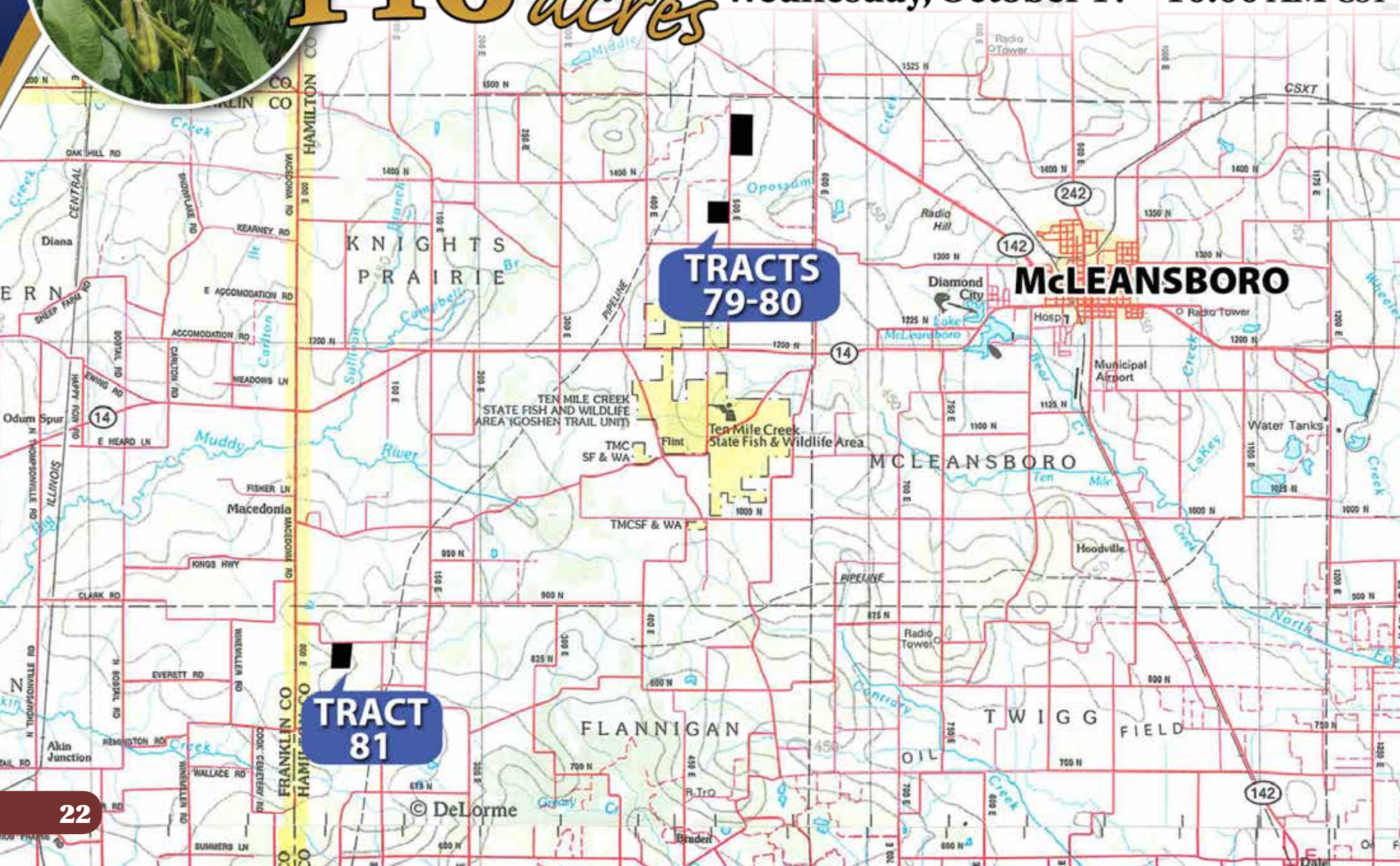
Tracts 79-81

Illinois Land AUCTION

Wednesday, October 17 • 10:00 AM CST



148± acres



TRACTS 79-80

TRACT 81

Tract #	Acres	Tillable	Woods	Pasture / Openland	Lake / Pond	Mitigation Agreement*	Frontage / Access / Comments
79	78±	X				X	Co Rd 500 E from Co Rd 1500 N
80	40±	X	X			X	Co Rd 500 E from Co Rd 1325 N
81	30±		X	X		X	Co Rd 850 N



*Reference Mitigation Agreement information on Page 26.



TRACT 79



ONLINE BIDDING AVAILABLE

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HAMILTON COUNTY

Located in Saline County, Illinois

Tracts 82-85

Illinois Land AUCTION

339± acres

Wednesday, October 17 • 10:00 AM CST



Tract #	Acres	Tillable	Woods	Pasture / Openland	Lake / Pond	Mitigation Agreement*	Frontage / Access / Comments
82	80±	X					Mt Mariah Rd
83	40±		X				Easement Access
84	59±	X					Storage Bldg, 3 bins - Ingram Rd
85	160±	X	X				Easement Access from Ingram Rd

*Reference Mitigation Agreement information on Page 26.



TRACT 83



TRACT 82



TRACT 84



TRACT 84

SALINE COUNTY



ONLINE BIDDING AVAILABLE

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SchradlerAuction.com

Located in Franklin, Williamson, Hamilton, and Saline Counties

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 85 individual tracts, any combination of tracts and as a total 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 AND STATE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. All property sold at auction will be conveyed subject to all matters of record and otherwise, including but not limited to easements, rights of way, licenses, coal leases, oil leases, mineral reservations and restrictions, subsidence rights, Mitigation Agreements, and rights of tenants in possession, to the extent applicable, all as set forth more fully in the Purchase and Sale Agreement and as may be disclosed in preliminary title materials. All bidders should review the full and complete terms and conditions of the Purchase and Sale Agreement and preliminary title materials, which are available upon request.

DEED: Seller shall provide Special Warranty Deed(s), subject to the terms and 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, subject to farm tenants' rights to harvest growing crop and renters' possession of the homes. Possession of the grain bins shall be March 2019. Contact Auction

Company for details.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes assessed in 2019 and thereafter.

MINERAL RIGHTS: Seller shall retain any interest in minerals, mineral rights, mining and mineral development rights, ancillary associated rights, and subsidence rights.

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.

MITIGATION AGREEMENTS: The Seller has entered into certain Mitigation Agreements dated August 12, 2010, with each of Sugar Camp Energy LLC ("Sugar Camp") and Williamson Energy LLC ("Williamson"), which were amended and restated with an effective date of March 14, 2017 (as may be further amended and restated from time to time, the "Mitigation Agreements"). The Mitigation Agreements apply to all tracts in the auction other than those located in Saline County, are of record, and are legally binding instruments providing for the mitigation by each of Sugar Camp and/or Williamson or their successors and assigns of subsidence damage to any structure(s) located on property subject to the Mitigation Agreement (the "Affected Property"). Under the Mitigation Agreements, among other provisions, Sugar Camp and/or Williamson are 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 subsidence activities prior to mining in exchange for certain waivers. The foregoing summarizes certain provisions of the Mitigation Agreements, but is qualified in its entirety by the full and complete terms of the Mitigation Agreements, and is provided without representation or warranty, express or implied, as to accuracy or com-

pleteness. All bidders should review the terms and conditions of the Mitigation Agreements, which are available upon request.

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 provided on an informational basis only and are expressly subject to the terms and conditions set forth 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.

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southern Illinois Land AUCTION

Located in Franklin, Williamson, Hamilton, and Saline Counties, Illinois

4,810± acres
 offered in 85 Tracts



Corporate Office: 950 N. Liberty Dr., Columbia City, IN 46725
 email: auctions@schraderauction.com
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SchraderAuction.com

Schrader Real Estate and Auction Company, Inc. #478.025754
 Rex D. Schrader II (Managing Broker) #471.006686



TRACT 35



TRACT 39



TRACT 58



TRACT 72

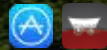


OCTOBER 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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