Property Location:

racts 1 & 2 From I-74 exit 206 (just west of Danville, IL) travel north on Newtown Road 7 miles to the bend west at 2500 North. Continue west on CR 2500 N and travel 3 miles to CR 500 E (South 1.5 miles to Tract 2) or 1/4 mile further to CR 470 E (North 1 mile to Tract 1. <u>Tracts 3-6</u> From the intersection of CR 3680 N and Hwy 1 (1 mile north of Rossville, IL) travel west on CR 3680 N 3/4 mile to a jog in the road north to CR 3700 N. Continue west on CR 3700 N 2 miles to Tract 3. For Tracts 4-6: continue west on CR 3700 N 1/4 mile to CR 1130 E. Travel north on CR 1130 E 3/4 mile to CR 3780 N. Turn west on CR 3780 N and

Tracts 7-9 From the intersection of CR 3800 N and Hwy 1 (2.25 miles north of Rossville, IL) travel east on CR 3800 N 1/8 mile to the property.

Tracts 10-14 From the intersection of CR 1900 É and Hwy 9 (4 miles east of Hoopeston, IL) travel south on CR 1900 E 2 miles to the property.

Auction Location:

he Beef House Annex - 16501 North St. Rd. 63, Covington, IN At the intersection of I-74 & SR 63.

Inspection Location:

ossville Firestation Meeting Room - 617 N Chicago St, Rossville, IL 60963. Located on the north side of Rossville, IL, just off of Hwy 1/Chicago Street

Call or Visit our Website for More Information $800 extstyle 451 extstyle 2709 \cdot Schrader Auction.com$

tracts or combinations of tracts. The down payment may be made in the form

CCEPTANCE OF BID PRICES: All final bid prices are subject to the Sellers ac-ED: Seller shall provide a deed sufficient to convey insurance title to the real for a new survey shall be determined solely by the Seller. Seller and successful

ment to review prior to auction. Seller agrees to furnish Buyer(s) at Sellers expense an updated Owners Policy of Title Insurance prior to closing. **CLOSING:** The balance of the purchase price will be due at closing which is

Costs for administering the closing will be shared 50:50 between Buyer and

OSSESSION: Possession is at closing subject. Immediate possession for farm ing purposes is available with additional deposit. Contact Auction Company

ACREAGE: All tract acreages, dimensions, and proposed boundaries are ap-

description or where new boundaries are created by the tract divisions in this

planning approval or other necessary county approval. The real estate is being plied, concerning the property is made by the Seller or the Auction Company. offered for agricultural purposes, and any construction on the property may All sketches and dimensions in the brochure are approximate. Each potential

SOIL DATA / CPI: Optimum Crop Productivity Ratings for Illinois provided by University of Illinois at Champaign-Urbana. Crop yields and productivity indi-

EASEMENTS: Subject to any and all existing easements.

outlined in the Purchase Agreement. The property is being sold on an AS IS

this brochure and all related materials are subject to the terms and conditions

Seller: GRD Limited Partnership and TIPRAD Broadcasting Company

Schrader Auction Co. - 800-451-2709.



Vermillion County, Illinois • 2020 Farming Rights w/ Immediate Possession Excellent Productive Farmland • Wind Income on 4 Turbines

- Investment Potential
- Tiled on 40' Centers

THURSDAY, MARCH 19th at 1pm CST/2pm EST

Auction held at The Beef House Annex, 16501 North St. Rd. 63, Covington, IN

ONLINE BIDDING AVAILABLE

Vermillion County, Illinois

• Near Rossville, IL

- 20± Miles East of Champaign, IL • 35± Miles West of Lafavette, IN

Auction held at The Beef House Annex, 16501 North St. Rd. 63 Covington, IN

•2020 Farming Rights

w/Immediate Possession

• Excellent Productive Farmland

- •Wind Income on 4 Turbines
- •Investment Potential
- •Tiled on 40° Centers





at 1pm CST/2pm EST



Tile Maps, and other

Call or Visit our Website for More Information

Contact Auction Company for a tailed Information Booklet cluding FSA Summaries, Soil

Tract Descriptions:

TRACT 1: 160± AC mostly all tillable with frontage on CR 470 E and 2600 N. The soils are mostly Eliott and Ashkum. Excellent investment opportunity.

TRACT 15: WIND INCOME for Turbines on Tract 1. Contact Auction Company for details.

TRACT 2: 160± AC mostly all tillable, with frontage on CR 500 E and 2230 N. The soils are mostly Eliott and Ashkum. Consider combining with Tract 1 for two very desirable tracts near Champaign, IL.

TRACT 16: WIND INCOME for Turbines on Tract 2. Contact Auction Company for details.

TRACT 3: 47± AC mostly all tillable, with frontage on CR 3700 N. The soils are mostly Ashkum and Elliott soils.





Wednesday, March 4th • 9-11am CST (10am-12 Noon EST) TRACT 4: 45± AC mostly all tillable, with frontage on CR 3780 N. The soils are mostly Ashkum and Elliott soils.

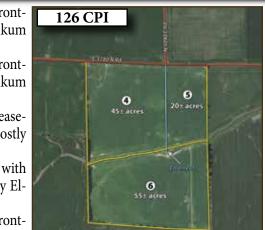
> TRACT 5: 20± AC mostly all tillable, with frontage on CR 3780 N. The soils are mostly Ashkum and Elliott soils.

TRACT 6: 55± AC mostly all tillable, with easement access to CR 3780 N. The soils are mostly Ashkum and La Hogue soils.

TRACT 7: 101± AC mostly all tillable, with frontage on CR 3800 N. The soils are mostly Elliott and Jasper soils.

TRACT 8: 71± AC mostly all tillable, with frontage on CR 3800 N. The soils are mostly Sawmill and Drummer soils.

TRACT 9: 10± AC "SWING" TRACT with 131 CPI great hunting and recreational opportunities. This tract can be bid on by an adjoining landowner or must be combined with Tract 8.



OPEN HOUSE/INSPECTION DATES:

Meet a Schrader Representative at Rossville Firestation Meeting Room, 617 N Chicago St, Rossville, IL 60963

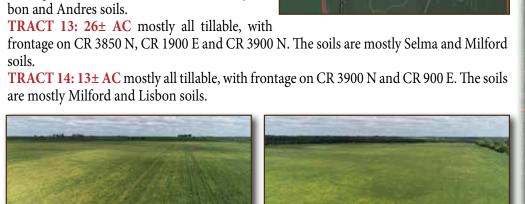
(Located on the north side of Rossville, IL, just off of Hwy 1/Chicago Street.) Monday, February 17th • 12 Noon-2pm CST (1pm-3pm EST)

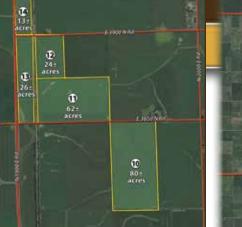
> TRACT 10: 80± AC mostly all tillable, with frontage on CR 3850 N. The soils are mostly Ashkum and Parr soils.

TRACT 11: 62± AC mostly all tillable, with frontage on CR 3850 N. The soils are mostly Andres and Selma soils.

TRACT 12: 24± AC mostly all tillable, with frontage on CR 3900 N. The soils are mostly Lisbon and Andres soils.

C. C. C. D. A. P. B. B. Samuel B. C.







126 CPI



Tract 3



DANVILLE

HOOPESTON

ROSSVILLE

Tracts

L10-14



Maps, Tax Info, Yield History,

Auction held at The Beef House Annex, 16501 North St. Rd. 63, Covington, IN

126 CPI

122 CPI



