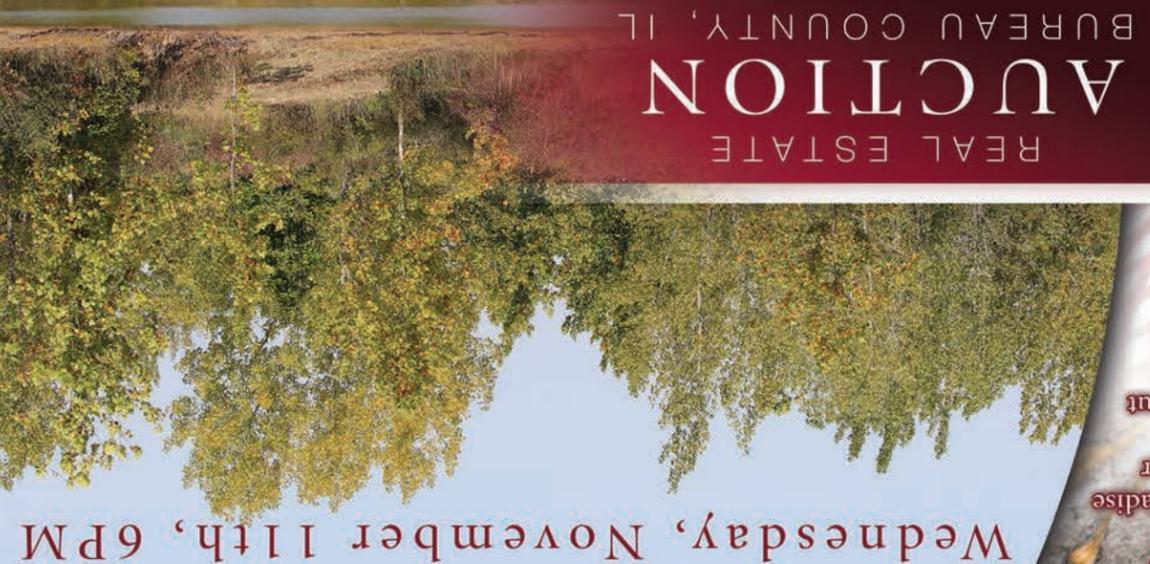




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VIRTUAL AUCTION AT SCHRADER OFFICE



Wednesday, November 11th, 6PM

REAL ESTATE AUCTION BUREAU COUNTY, IL

- Relaxing outdoor scenery away from the city
- Productive tillable farmland

372± ACRES IN 10 TRACTS

- Hunting and fishing paradise
- Potential opportunity for great camping sites
- Electric access throughout several tracts
- Beautiful building sites

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NOVEMBER 2020

Sun	1	2	3	4	5	6	7
Mon	8	9	10	11	12	13	14
Tue	15	16	17	18	19	20	21
Wed	22	23	24	25	26	27	28
Thu	29	30					

SCHRADER Real Estate and Auction Company, Inc.
 CORPORATE HEADQUARTERS
 950 North Liberty Dr.
 Columbia City, IN 46725
 AUCION MANAGER:
 Jason Minnert #AC63001504 #475-182783
 309-489-6024 #44.000158

VIRTUAL REAL ESTATE AUCTION BUREAU COUNTY, IL



372± ACRES IN 10 TRACTS

VIRTUAL REAL ESTATE AUCTION BUREAU COUNTY, IL

Wednesday, November 11th @ 6PM



Lakes • Woods • Tillable



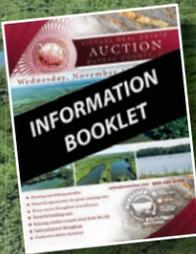
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Visit the website or contact the Auction Company for a detailed Information Booklet with additional details including soil maps, county tax, and title information

INSPECTION DATES:
OCT. 17TH 9AM-11AM
OCT 28TH 3PM-5PM
Meet a Schrader Rep. on Tract 1



ONLINE BIDDING AVAILABLE

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.

BID ON ANY TRACT, COMBINATION OF TRACTS, OR THE ENTIRE PROPERTY!

DIRECTIONS TO THE PROPERTY:
From I-80 take 180 south for 6 miles until you come to SR 26 exit. Take SR 26 southeast for a mile and a half and you will come to tract 6 on your right and tract 8 on your left.

TRACT DESCRIPTIONS:

Tract 1: 51± acres. Great opportunity for a recreational and potential building site. Frontage along both CR 2460 E as well as frontage and access to Rawson Lake. Contains the driveway that is shared access which provides for ease of entrance to the property. Offers cleared, dry, level land next to the water for potential building sites. Has access to power.

Tract 2: 20.5± acres. Great recreational property poised for awesome waterfowl hunting and fishing with the opportunity for a small building site. Contains two bodies of water connected by a small canal. Has frontage along CR 2460 E, as well as a shared entry driveway and a shared lane for easy access to all sides of the property. Water bottom contains sand and gravel. Offers cleared, dry, level land next to the water for potential building sites. Has access to power.

Tract 3: 15± acres of great recreational property poised for awesome waterfowl hunting and fishing. Contains one smaller body of water and a larger pond. Has frontage along CR 2460 E, and a shared lane on the southwest side of the property. Water bottom contains sand and gravel. Access to power.

Tract 4: 64.5± acres that contain frontage on Rawson Lake along with two connected large ponds and wooded land, allowing for a great variety of recreational potential. Contains access to the shared driveway off of CR 2460 E to the South, and has frontage on CR 2460 E to the west. Access to power.

Tract 5: 34.5± acres with frontage on CR 2460 E and access to Rawson Lake. Land is heavily wooded with Timber. Water frontage on the East and West side of the tract. Has access to power.

TRACT DESCRIPTIONS CONTINUED:

Tract 6: 63.5± acres with a gated driveway entrance off of SR 26 and abundance of water frontage on Rawson Lake. Historically used for 72 camping lots and a dirt lane along the water frontage. Great opportunity for potential camp or home site, with mature timber throughout. Has access to power.

Tract 7: 19± acres that contain an abundance of frontage along SR 29 with a combination of productive tillable farmland and timber. High indexing dodge silt loam soils. Offers potential building sites.

Tract 8: 43± acres that contain an abundance of frontage to the east on SR 26 and to the west on SR 29. Has a combination of timber as well as productive tillable farmland. Contains rozetta silt loam and fayette silt loam soils. Solid potential for hunting opportunities and building sites.

Tract 9: 38.5± acres of heavily wooded tract with a small pond making it prime for a variety of hunting and fishing. Has frontage along CR 2460 E as well as the possibility of railroad access. Includes access to power and potential for building sites.

Tract 10: 22.5± acres of heavily wooded timberland with frontage along a creek as well as potential building sites. Access via the Hennepin Canal Parkway Trail.

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

Shared Access for Tracts 2 & 3

Shared Access for Tracts 1, 2 & 4

SELLER: CECILIA L RAWSON TRUST
AUCTION MANAGER: JASON MINNAERT
309-489-6024

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts & as a total 372± 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 Thursday, November 12th for individual tracts or combinations of tracts. The down payment may be made in the form of a wire transfer, cashiers 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 Sellers 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 owners title insurance policy in the amount of the purchase price.

DEED: Seller shall provide 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 prorated to the date of closing.
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.
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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

SHARED ACCESS EASEMENTS: As shown on the tract map, if tracts 2 and 3 or 1, 2 and 4 sell separately, there will be a shared access easement created. Call Auction Company for details.
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 Com-

pany. 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 persons 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.**