

White & Hamilton Counties

1,720± Acres

Auction

SCHRADER Real Estate and Auction Company, Inc.
 CORPORATE HEADQUARTERS
 950 N. Liberty Dr., Columbia City, IN 46725
 Real Estate and Auction Company, Inc.

Follow us on:
 NAA Auctioneer
 IAA Auctioneer
 Get our iOS App

800.451.2709
 Schraderauction.com

DECEMBER 2020

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

White & Hamilton Counties
 Between Carmi and Mcleansboro, IL

1,720± Acres

Offered in 38 tracts

Auction

Illinois Real Estate

Productive Soils • High Percentage Tillable • Hunting Land
 38 Tracts • (3) Homes • Grain Storage
 Farm Headquarters with Modern Shop and Equip Bldgs

THURSDAY, DECEMBER 3RD • 10 AM (CT)

800.451.2709 • Schraderauction.com

% Buyer's Premium

POSSESSION OF RESIDENCES: Possession is at closing, subject to the rights of any tenants.

POSSESSION OF TRACTS 21, 22, 23: If not purchased in combination with Tract 20, shall be removed from property no later than February 15, 2021.

MINERAL RIGHTS: Seller shall convey 100% Mineral Rights owned.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the buyer(s) beginning with 2021 taxes due in 2022 and thereafter; Estimated 2020 Real Estate taxes due 2021 will be a credit to buyer at closing.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning 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 ac- ceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Trustee's Deed(s).

CLOSING: The targeted closing date will be approximately 30-45 days after the auction, with the balance of the real estate purchase price due.

POSSESSION OF BARE LAND: At closing subject to the harvest of the crop.

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 preliminary survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representative are exclusive agents of the Seller. 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 representation, either expressed or implied, concerning the property is made by the Seller or the Auctioneer. 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 the auction and increments of bidding are at the discretion 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.

OWNER: WILLIAMS FARM LIQUIDATING TRUST

Directions to Tracts:

From the intersection of IL Hwy 14 and IL Hwy 45 (west of Carmi, South of Enfield)

TRACTS 1-14 & 19-23: Travel east on IL Hwy 14, 1/2 mile to Tracts 1-23.

TRACTS 15-17: Travel south on IL Hwy 45, 1/2 mile to Tracts 15-17.

TRACT 18: Travel north 1/2 mile to Tract 18.

TRACT 24: Travel south on Hwy 45, 2 miles to Co Rd 1200N, turn east, 7 miles to Tract 24.

TRACTS 25-29: Travel south on Hwy 45, 3 miles to Co Rd 1100N, turn east 1.4 miles to Tract 25. Continue on Co Rd 1100N 1.25 miles to Tract 26-29.

TRACT 30: Use directions to Tracts 31-38, then continue 3 miles to Co Rd 775 N, go west 1.8 miles to Co Rd 850 N, go south 1/4 mile to Tract 30.

TRACTS 31-38: Go west on IL Hwy 14, 5 miles to Co Rd 1500 E, turn south 4.1 miles to Tracts 31-38.

Auction Site

Directions to Auction Site:

From Carmi, IL: Take IL Hwy 1 north 13.5 miles to I-64, go east on I-64 5.3 miles to Indiana St Rt 69, turn south and proceed 9.5 mile to the Auction site.

Auction Site:

Posy County Fairgrounds Community Building, 111 Harmony Township Rd., New Harmony, IN 47631.

Inspection Dates and Times:

Wednesday, November 4 • 3-5pm
 Thursday, November 5 • 9-11am
 Thursday, November 19 • 3-5pm
 Friday, November 20 • 9-11am
 Wednesday, December 2 • 2-4pm

Meet a Schrader Representative at Tract 20.

FOR RENTAL
 4-H Fairgrounds & Community Center
 812 682 3716

White & Hamilton Counties

1,720± Acres

Offered in 38 tracts

Auction

Illinois Real Estate

Productive Soils • High Percentage Tillable • Hunting Land
 38 Tracts • (3) Homes • Grain Storage
 Farm Headquarters with Modern Shop and Equip Bldgs

THURSDAY, DECEMBER 3RD • 10 AM (CT)

800.451.2709 • Schraderauction.com

% Buyer's Premium

White & Hamilton Counties
 Between Carmi and Mcleansboro, IL

1,720± Acres

Offered in 38 tracts

Auction

Illinois Real Estate

Productive Soils • High Percentage Tillable • Hunting Land
 38 Tracts • (3) Homes • Grain Storage
 Farm Headquarters with Modern Shop and Equip Bldgs

THURSDAY, DECEMBER 3RD • 10 AM (CT)

800.451.2709 • Schraderauction.com

% Buyer's Premium

White & Hamilton Counties

1,720± Acres

Offered in 38 tracts

Auction

Illinois Real Estate

Productive Soils • High Percentage Tillable • Hunting Land
 38 Tracts • (3) Homes • Grain Storage
 Farm Headquarters with Modern Shop and Equip Bldgs

THURSDAY, DECEMBER 3RD • 10 AM (CT)

800.451.2709 • Schraderauction.com

% Buyer's Premium

White & Hamilton Counties

1,720± Acres

Offered in 38 tracts

Auction

Illinois Real Estate

Productive Soils • High Percentage Tillable • Hunting Land
 38 Tracts • (3) Homes • Grain Storage
 Farm Headquarters with Modern Shop and Equip Bldgs

THURSDAY, DECEMBER 3RD • 10 AM (CT)

800.451.2709 • Schraderauction.com

% Buyer's Premium

White & Hamilton Counties

1,720± Acres

Offered in 38 tracts

Auction

Illinois Real Estate

Productive Soils • High Percentage Tillable • Hunting Land
 38 Tracts • (3) Homes • Grain Storage
 Farm Headquarters with Modern Shop and Equip Bldgs

THURSDAY, DECEMBER 3RD • 10 AM (CT)

800.451.2709 • Schraderauction.com

% Buyer's Premium



Illinois Real Estate AUCTION 1,720± Acres

White & Hamilton Counties
THURSDAY, DECEMBER 3RD • 10 AM (CT)

offered in 38 tracts

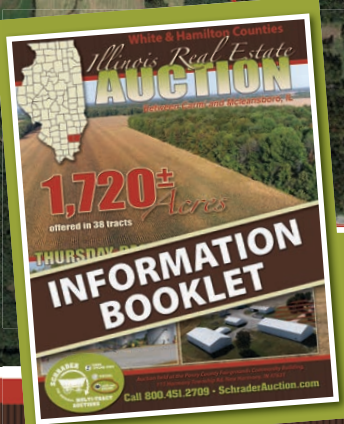
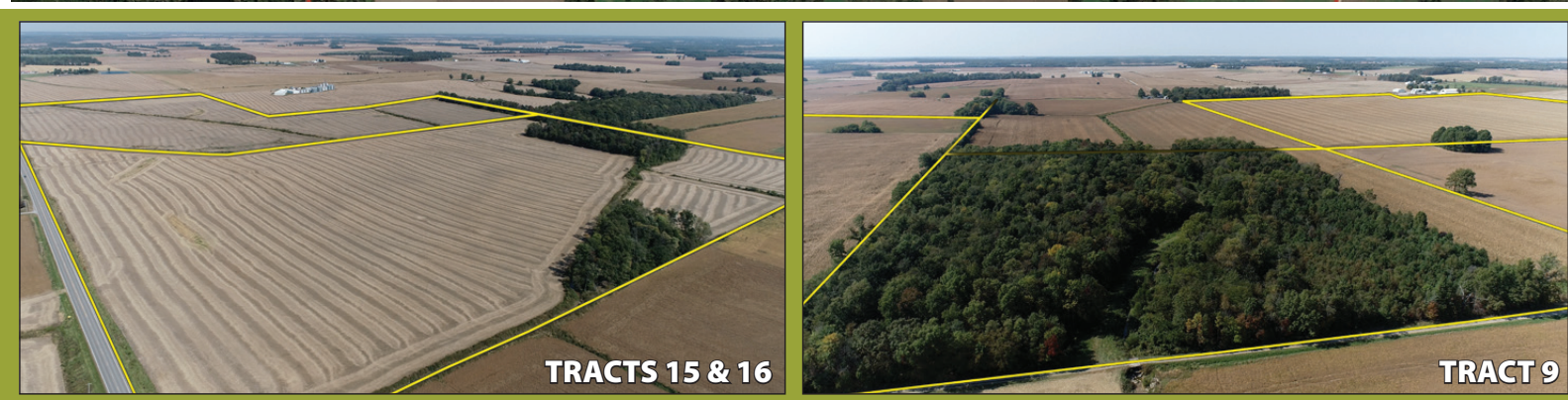
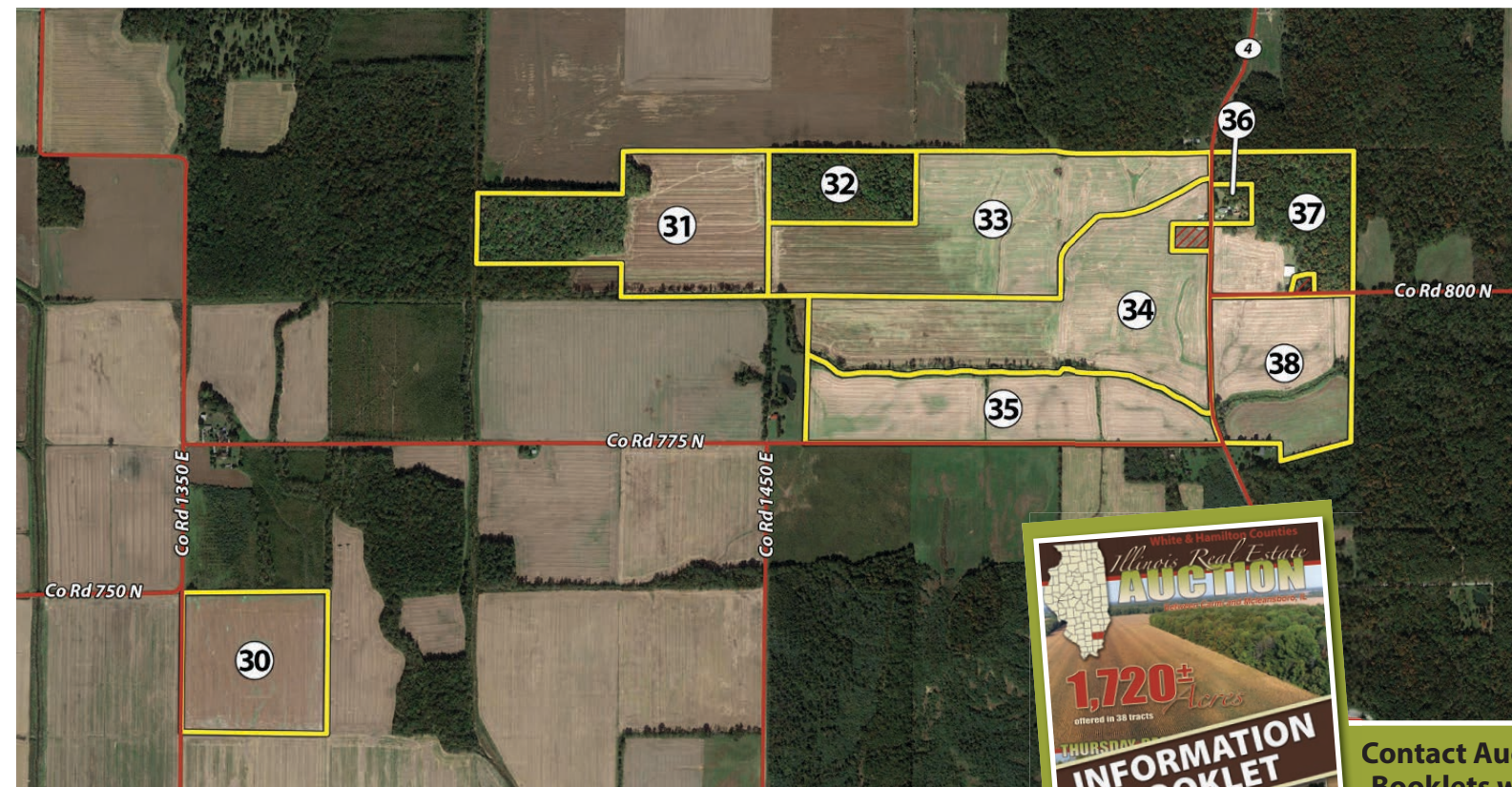
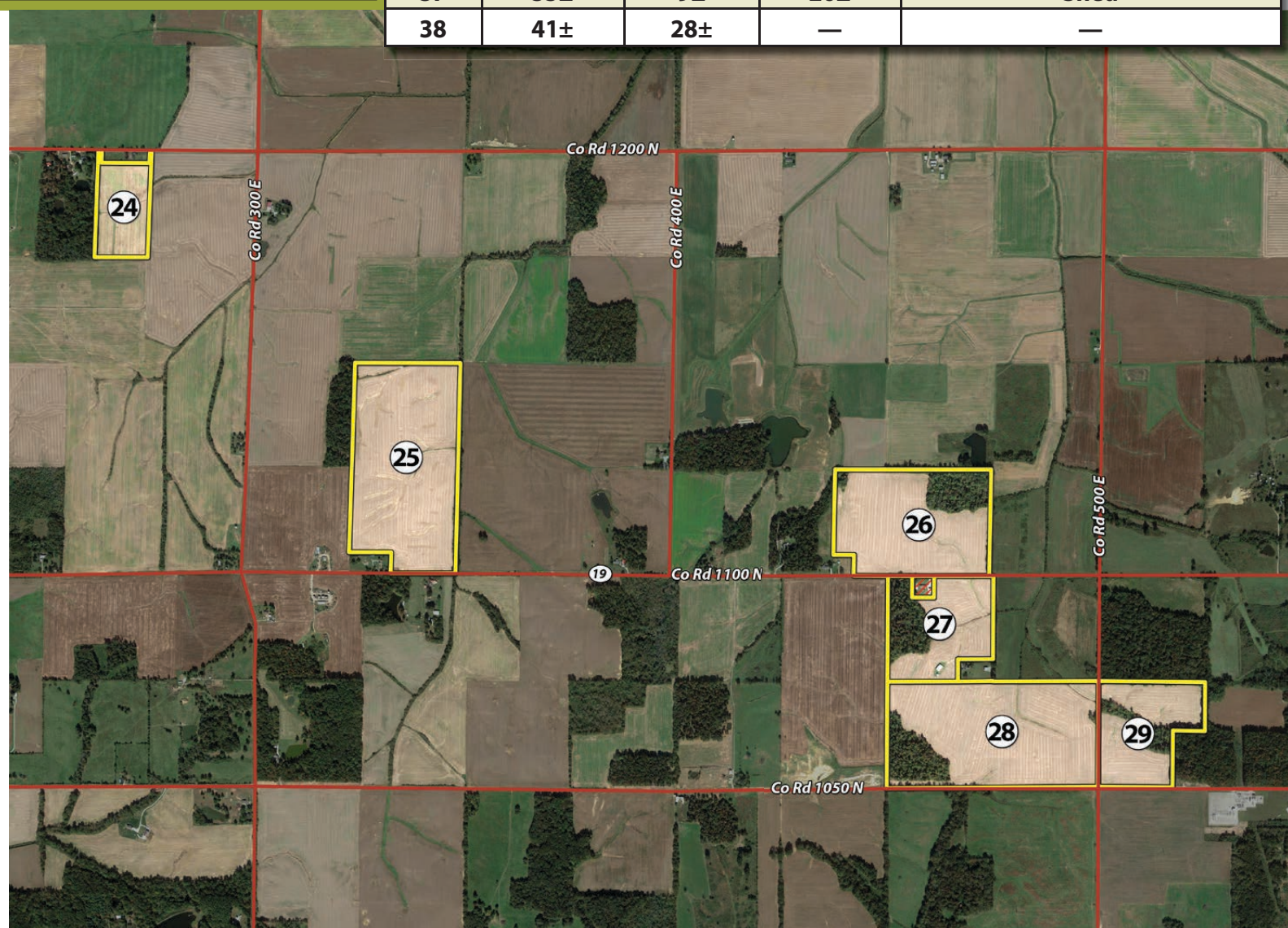
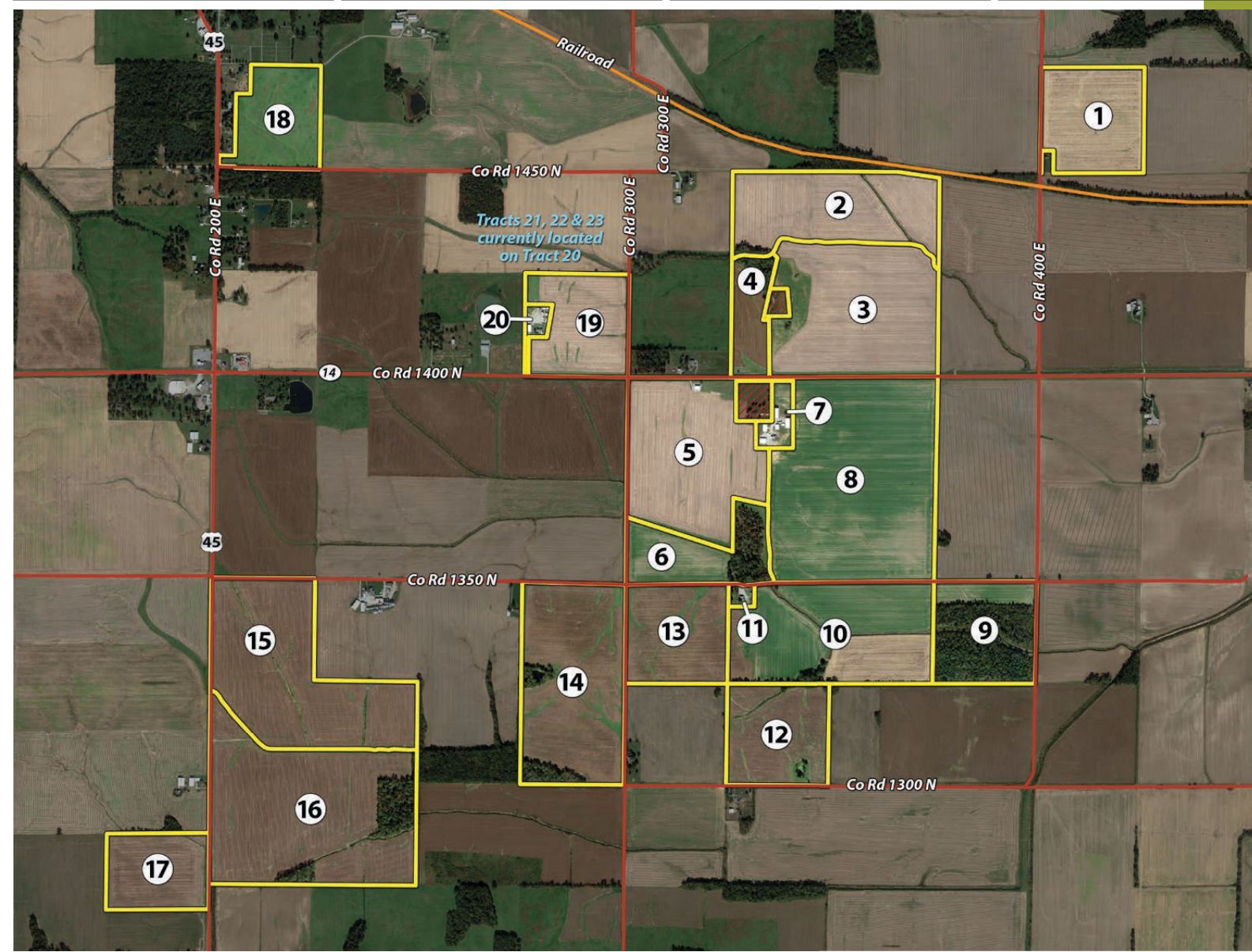
TRACT	TOTAL ACREAGE	APPROX. TILLABLE	APPROX. WOODED	IMPROVEMENTS
1	39±	39±	—	—
2	58±	56±	2±	—
3	82±	80±	—	—
4	18±	14±	4±	—
5	73±	69±	—	See Improvement Descriptions
6	31±	18±	13±	—
7	7±	—	—	See Improvement Descriptions
8	124±	120±	—	—
9	40±	8±	32±	—
10	78±	70±	6±	—
11	2±	—	—	See Improvement Descriptions
12	39±	37±	2±	—
13	40±	38±	—	—
14	80±	70±	9± w/Small Pond	—
15	88±	86±	—	—
16	112±	101±	11±	—
17	30±	28±	—	—
18	31±	31±	—	—
19	36±	35±	—	—
20	4±	—	—	See Improvement Descriptions
21	30,000 Gallon LP Tank to be moved "No Tag"			
22	GSI Cone Bottom Bin, 7,000 Bu & GSI 1116 Continuous flow Dryer			
23	(1) GSI 35,000 bu Bin with 8" load out w/sweep "Like New" (1) GSI 35,000 bu Bin Not Included			
24	17±	17±	—	—
25	77±	74±	—	—
26	57±	45±	12±	—
27	35±	19±	16±	See Improvement Descriptions
28	80±	65±	14±	—
29	33±	23±	10±	—
30	40±	38±	—	—
31	59±	39±	21±	—
32	20±	—	20±	—
33	77±	74±	—	—
34	82±	79±	3±	—
35	52±	50±	—	—
36	3±	—	—	See Improvement Descriptions
37	35±	9±	26±	Shed
38	41±	28±	—	—

Improvement Descriptions:

TRACT 5: BUILT MOR, Pole Building, 42' x 64', electric, dirt floor, sliding machine doors.
TRACT 7: 7± Acres FARM HEADQUARTERS, Consisting of Morton approx 66' x 80', concrete floor, insulated, propane heat, large machine and electric overhead doors, 18' ceiling, full bath and office • Morton, 60' x 100' machine shed with electric, 12' eves • Morton, 66' x 128', machine shed, 20' eves • Morton, 60' x 120', machine shed, electric, 16' eves • Morton, 42' x 64', partial concrete floor 12' eves • Older out building 24' x 52' (2) 10,000 bushel steel grain bins, drying floors, load out augers and stirators.
TRACT 11: 2± Acres with a frame house with vinyl siding, 2 bedrooms, full bath, full basement, wood heat with outside burner, 46' x 66' wood frame shed, (2) small steel grain bins with unloading auger, other outbuildings.
TRACT 20: 4± Acres with a ranch style house containing 3 bedrooms, 1 full bath, full basement forced warm air propane heat/central air conditioning and well water. Pole building, 48' x 80' with sliding machine doors. Butler 10,000 bushel grain bin with drying floor, heat and load out auger. 10,000 bushel steel grain bin with new drying floor and load out auger. Small steel grain bin with air.
TRACT 21: Propane Storage Tank, approx 30,000 gallon capacity. No Tag.
TRACT 22: GSI Hopper Bottom wet holding bin, 7000 bushel capacity. GSI Airstream 1116 continuous flow grain dryer, including electrical panel & control box.
TRACT 23: (1) GSI 35,000 bushel grain bins with sweep augers, aeration floor, fans, 1 with 8" load out auger, and exterior steps and 1 with 10" load out auger and chain conveyor unit (nearly new). (1-GSI 35,000 bu bin Not Included in sale.)
NOTE: Tracts 21, 22, & 23, can be combined with Tract 20 and/or other Tracts, or purchased to be removed. If not purchased in combination with Tract 20, these tracts shall be removed from property no later than February 15, 2021.
TRACT 27: 50' x 80' Pole shed with small steel grain bin.
TRACT 36: 3± Acres, Frame house containing approx 1,937 square feet of living area, 4-bedroom, 1.5 baths, 1/4 basement, central air.



Inspection Dates and Times:
 Wednesday, November 4 • 3-5pm
 Thursday, November 5 • 9-11am
 Thursday, November 19 • 3-5pm
 Friday, November 20 • 9-11am
 Wednesday, December 2 • 2-4pm
 Meet a Schrader Representative at Tract 20.



Contact Auction Company for Detailed Information Booklets with additional Due-Diligence Materials, including information such as:
 Soil Maps, FSA Information, Tax Information.

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.

SCHRADER
 Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com

OWNERS:
 WILLIAMS FARM
 LIQUIDATING TRUST