

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual 80± Acre Tract. There will be open bidding during the auction as determined by the Auctioneer.

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, & 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 General Warranty Deed(s) 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, & 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. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title

commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

1031 EXCHANGE: If a party intends to structure the transfer or acquisition of the property as part of an exchange under 26 U.S.C. §1031, the other party shall reasonably cooperate but shall not be required to assume or incur any additional obligation or expense.

POSSESSION: Possession will be delivered at closing

REAL ESTATE TAXES: 2024 Real Estate Taxes due in 2025 will be paid by the seller.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS 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 & 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 & 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 & surveyed acres.

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 with auction personnel. Further, Seller disclaims any & 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 & all existing easements.

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 Company. 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 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.

SCHRADER

RC25-135

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• Rex D Schrader II #471.006686 • Bradley R. Horral #475.097473 • Drew Lamle #475.201113 | Illinois Auctioneer: Schrader Real Estate and Auction Company, Inc. #444.000158 • Rex D Schrader II #441.001031 • Drew Lamle #441.002567

Auction Managers Brad Horral • 812.890.8255
Drew Lamle • 260.609.4926



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 Company.

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Douglas County, Illinois FARMLAND AUCTION

Wednesday **JANUARY 22** 11:00am CST

held at Arcola Community Center, Arcola, Illinois • Live Auction with Online Bidding Available

80±
Arcola
Township
acres
Offered in 1 Tract



Douglas County, Illinois FARMLAND AUCTION

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Arcola
Township
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Offered in 1 Tract

- Nearly 100% Tillable
- Productive Milford and Drummer Soils
- Patterned Tiled
- 8.5 Miles from Arcola, IL
- 8.5 Miles from Tuscola, IL



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Property Directions: From the Intersection of IL 133 / US 57 in Arcola: Travel East on IL 133 for 3 miles to N County Rd 1275 E. Turn Left (North) on County Rd 1275 and Travel North for 1 mile to County Rd 300 N. Turn right (East) on County Rd 300 N. In 1 mile Turn left (North) on N County Rd 1375 E and Travel North. The property will begin on the Left (West) in 2.4 Miles.

Auction Site: Arcola Community Center, 107 W Main St, Arcola, IL 61910

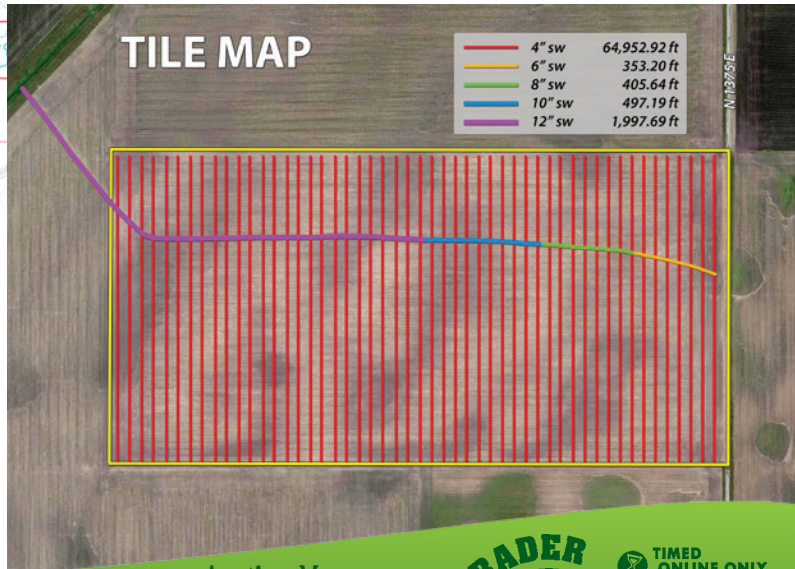
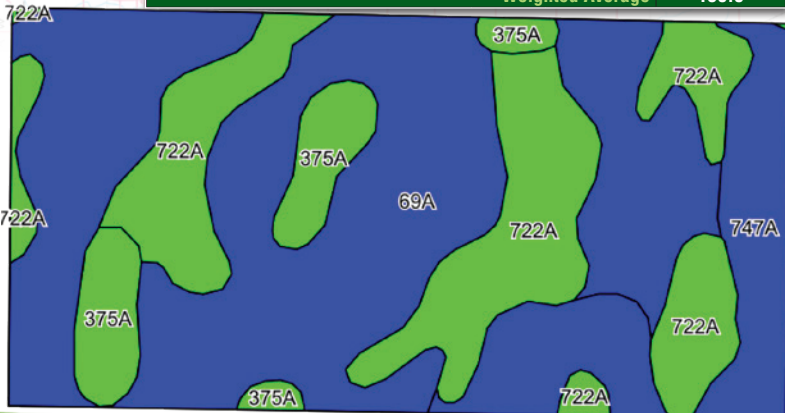


Tract 1: 80± Acres of nearly all tillable farmland. This farm features productive soils that include Milford and Drummer silty clay loams. This farm was improved with pattern tiling in 2016. Study the opportunity to add this efficient farm to your operation or investment portfolio!

Owner: J Fred Barton Irrevocable Trust

Inspection Date: Tuesday, January 7 • 10:00 am – Noon

Code	Soils Description	Acres	Percentage of Field	Productivity Index
69A	Milford silty clay loam	41.91	52.7%	128
722A	Drummer-Milford silty clay loams	20.66	25.9%	136
747A	Milford silty clay loams	10.97	13.8%	128
375A	Rutland silt loam	6.09	7.6%	133
Weighted Average				130.5



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