

# Land AUCTION

Livingston County, IL • 9± miles Southeast of Dwight • 1± mile West/Southwest of Campus

## 211.85± acres

Offered in 5 Tracts or Any Combination  
Tracts Range from 8.5 to 68.69± Acres

TRACTS 1 & 2



TIMED  
ONLINE ONLY

VIRTUAL

LIVE WITH  
ONLINE

- PRODUCTIVE SOILS
- HIGHLY TILLABLE
- THREE FARMS ALL WITHIN A MILE
- INVESTIGATE FOR POTENTIAL BUILDING SITE

## Friday, NOVEMBER 14 • 11:00 AM Central

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

Auction held at The Country Mansion – Dwight, IL

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

### CORPORATE OFFICE:

950 N Liberty Dr  
Columbia City, IN 46725

### AUCTION MANAGER:

Matt Wiseman  
219.689.4373 (cell)

REAL ESTATE:  
Matthew W. Wiseman, 475.156271  
Schrader Real Estate and Auction Company,  
Inc., 478.025754

AUCTIONEER:  
Schrader Real Estate and Auction Company,  
Inc., 444.000158

NOVEMBER 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
						8
	2	3	4	5	6	7
	9	10	11	12	13	14
	16	17	18	19	20	21
	23	24	25	26	27	28
						29



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TRACT 3

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ONLINE BIDDING AVAILABLE

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## TRACT 5

**AUCTION LOCATION:** The Country Mansion – 101 W. South St., Dwight, IL 60420. From east side of Dwight, IL at the intersection of IL 17 & IL 47, go south on IL 47 for 0.2 mile to South St. Go west on South St. for 0.4 miles to Carriage House Lane. Go south on Carriage House Lane to the auction site & first parking lot on your right.

**PROPERTY LOCATION:** From east side of Campus, IL at intersection of 3300 E Rd. & 2700 N Rd. (County Highway 1), go west on 2700 N Rd. 1 mile to 3200 E Rd. Tract 1 is at the northwest corner of this intersection & Tract 2 is on the north side of Tract 1, ¼ mile north of 2700 N Rd. on 3200 E Rd. To Tract 3, go south of 2700 N Rd. on 3200 E Rd. for approx 0.2 mile. Tract 3 is on the west side of road. To Tracts 4 & 5 continue south on 3200 E Rd. for approx. ¾ mile to 2600 N Rd. Tract 5 is at the southeast corner of 3200 E Rd. & 2600 N Rd. Continue south on 3200 E Rd. to view Tract 5 or go east on 2600 N Rd. to view part of Tract 5 & Tract 4 is about 1/8 mile east of the intersection.

## TRACT INFORMATION:

**TRACT 1: 40± ACRES:** Productive farmland that is all tillable except for the roads on the south & east sides. Nearly all Andres silt loam, Reddick clay loam & Ashkum silty clay loam soils. Frontage on 2700 N Rd. on the south & 3200 E Rd. on the east.

**TRACT 2: 40± ACRES:** Productive farmland that is mostly all tillable. Andres silt loam, Reddick clay loam, Ashkum silty clay loam & Symerton loam soils. Frontage on 3200 E Rd. Tracts 1 and 2 are subject to terms, conditions and provisions contained in a Memorandum of Option and Easement to Illinois Generation LLC for wind energy purposes.

**TRACT 3: 54.66± ACRES:** Productive farmland that is all tillable except for 3200 E Rd. which provides frontage on the east side of the tract & approx. 1.5± acres in CRP. An estimated, approximate 1.5± acres in CRP (needs to be split by FSA) with an annual payment of \$287.06/acre. The CRP contract expires 9-30-2027.

**TRACT 4: 8.5± ACRES:** Productive farmland with 7.28 cropland acres per FSA. Investigate for a potential scenic country building site. This tract has frontage on 2600 N Rd. & Gooseberry Creek is the southern/western border for this tract.

**TRACT 5: 68.69± ACRES:** Productive farmland with 62.22 cropland acres per FSA. In addition to the 62.22 cropland acres, there are also 3.18 acres in CRP that has an annual rental payment of \$293.49/acre. The CRP contract expires 9-30-2027.

Tracts 3, 4 and 5 are subject to easements granted to EDF Renewables Development, Inc. for wind energy purposes and recently assigned to Livingston Wind Project, LLC.

**REAL ESTATE TAXES:** 2024 payable 2025

**TR 1 & 2:** (1 Tax PIN): \$3,384.20

**TR 3:** (1 Tax PIN – 40 acres): \$1,687.98

(1 Tax PIN on 80 acres -14± acres need split off): \$3,124.04

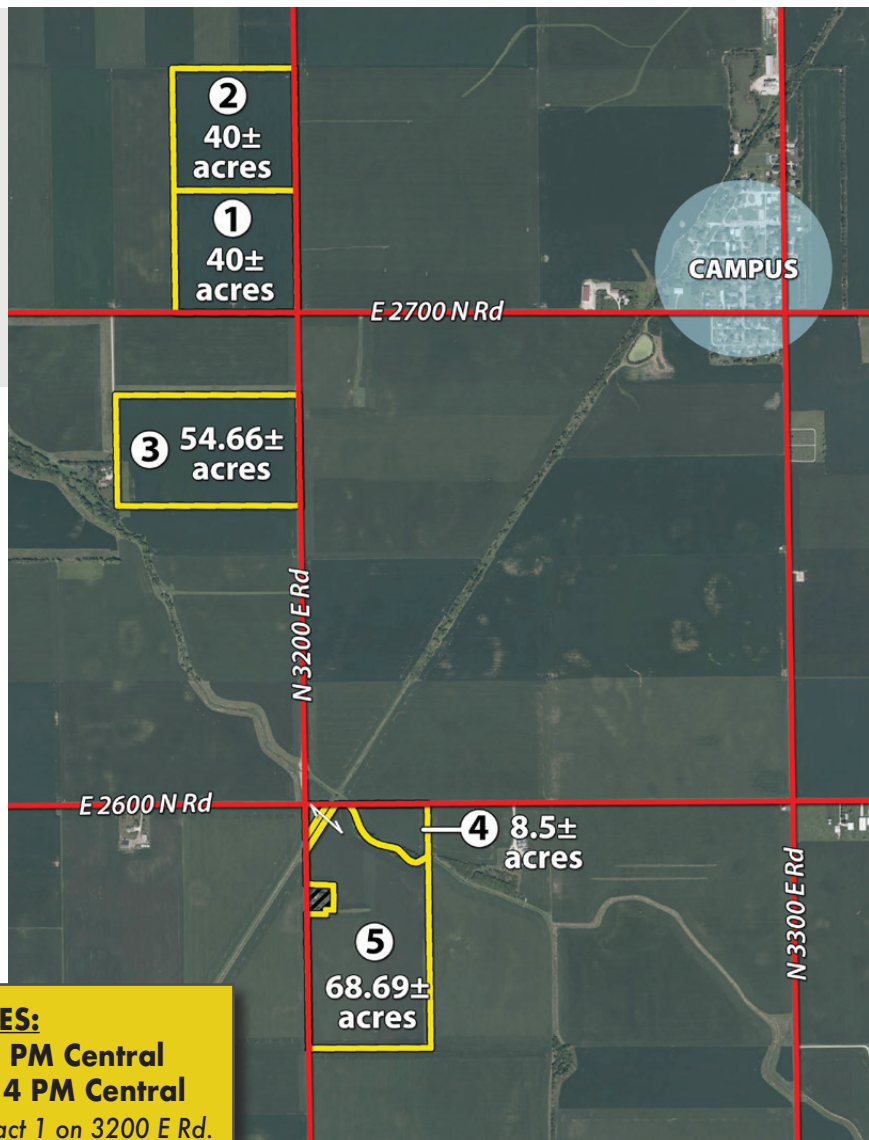
**TR 4 & 5:** (1 Tax PIN): \$2,866.72

## INSPECTION DATES:

Friday, October 17 • 2 - 4 PM Central

Thursday, October 30 • 2 - 4 PM Central

Meet a Schrader representative at Tract 1 on 3200 E Rd.



TRACTS 1 & 2



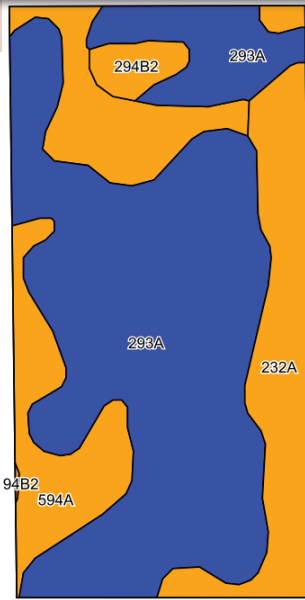
TRACT 4



TRACT 3



TRACTS 4 & 5



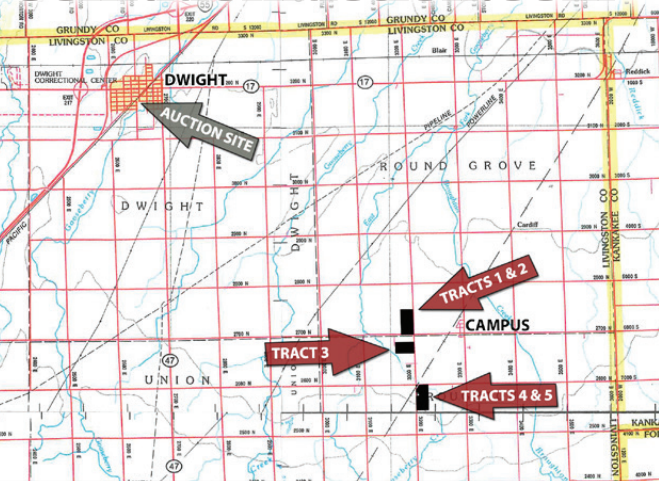
## SOIL INFORMATION - TRACTS 1 & 2

Code	Soils	Acres	% of Field	Crop Productivity Index
293A	Andres silt loam, 0-2% slopes	49.59	61.7	135
594A	Reddick clay loam, 0-2% slopes	15.78	19.6	126
232A	Ashkum silty clay loam, 0-2% slopes	13.01	16.2	127
294B2	Symerton loam, 2-5% slopes	2.03	2.5	122
Weighted Average				131.6

## SEE WEBSITE FOR TRACTS 3-5 SOIL INFORMATION

Contact Auction Company for Detailed  
Information Book with Additional Due-Diligence  
Materials on the Property.

**SCHRADER**  
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**800-451-2709**  
**SchraderAuction.com**



## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 211.85± acre 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.

**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 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 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, and 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 for auction tracts 3, 4 and 5 will be December 19, 2025 or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. The targeted closing date for auction tracts 1 and 2 will be January 2, 2026 or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. If any of the tracts are purchased in combination that require two closings due to the above-mentioned targeted closing dates, the

allocation of the purchase price shall be determined solely by the seller and the seller shall pay the extra closing costs of having two closings instead of one. Costs for an administered closing shall be shared 50/50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession will be delivered at closing subject to rights of tenant for the 2025 crop.

**REAL ESTATE TAXES:** Seller shall pay all 2024 real estate taxes due and payable in 2025 as well as the 2025 real estate taxes due in 2026. Seller shall pay any special assessments, including drainage assessments last payable without a penalty in 2025. Buyer will pay all taxes and assessments that become due after closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, pre-auction surveys and/or aerial mapping. **SURVEY:** Seller shall provide a pre-auction survey of auction tracts 4 and 5 combined and tract 3. The Seller shall otherwise 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 and successful bidder shall each pay half (50/50) of the cost of the survey including the pre-auction surveys. The type of survey performed shall be at the Seller's option and 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 and surveyed acres.

**CONSERVATION RESERVE PROGRAM:** With respect to auction tracts 3 and 5, the Buyer shall assume the existing Conservation Reserve Program (CRP) contract(s) obligations and shall timely sign all documents required by the FSA office in connection therewith. Any penalty, repayment and/or interest assessed due to termination, non-compliance and/or owner/ineligibility after closing shall

be the responsibility of the Buyer. All allocations of the annual contract shall be determined by the FSA office.

**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.

**EASEMENTS:** Subject to any and all existing easements.

**AGENCY:** Schrader Real Estate and 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 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 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.**



You may bid online during the auction at [www.schraderauction.com](http://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.