

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 115± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction. 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: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed 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, 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 45 days after the auction, or as soon thereafter upon completion of survey, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. All lender costs shall be paid by the Buyer.

POSSESSION: Possession will be delivered at closing, unless early possession rights are exercised with an additional 10% down payment and all terms of the pre-closing access addendum are met.

REAL ESTATE TAXES: Seller shall pay all 2025 real estate taxes due and payable in 2026. Buyer shall assume all real estate taxes thereafter. Seller to pay drainage or other special assessments that are last payable without a penalty on or before the date of closing. Buyer will pay all drainage and special 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 and/or aerial mapping.

SURVEY: 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. If Seller determines a survey is needed, the final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

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 & 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.

STOCK PHOTOGRAPHY: Corn photo is for illustrative purposes only and is not of the auction property.



Real Estate and Auction Company, Inc.

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Auction
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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.

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SchraderAuction.com

South Wheatland Township
Macon County
DECATUR, IL

Central Illinois

FARMLAND AUCTION

WEDNESDAY, MARCH 18 • 1PM CENTRAL

at Scovill Park West Banquet Hall, Decatur, IL • Online Bidding Available

115±
acres
OFFERED IN 3 TRACTS

Macon County • South Wheatland Township
DECATUR, IL

115±
acres
OFFERED IN 3 TRACTS

- Prime Tillable Class A Farmland
- 75% Flanagan Silt Loam and Drummer Silty Clay Loam
- 105.78± FSA Tillable Acres
- 237 bu/ac Corn Yield 2025
- Excellent Location Near Decatur

Central Illinois
FARMLAND AUCTION

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Central Illinois FARMLAND AUCTION

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TRACT 1 - 36± acres of prime farmland. This tract features Flanagan silt loam, Catlin Silt Loam and Drummer Silty Clay loam as the predominant soils, with the Average PI being 140.95. This farm has easy road access at the southeast corner from Mount Auburn Rd.

TRACT 2 - 61 ± acres of productive tillable farmland. This tract features highly productive Flanagan and Drummer soils, two of Illinois most productive! This tract has road frontage on Crossroads Rd as well as easy farm access from Wesley Dr, which is an unmaintained township road. Investigate the opportunity to combine with Tract 1 for 97± contiguous acres.

TRACT 3 - 18 ± acres with 12± tillable acres and the remainder being mixed hardwood woodlands. Study the potential for a feature homesite with a scenic setting and great location close to all of Decatur's amenities!

Combine all 3 tracts for a total of 105.78 FSA tillable acres, that feature Class A soils and an average Productivity rating of 141.4. The lease is open and available to farm for 2026! Contact the auction company for an information book and information regarding the potential for immediate possession after the auction for farming purposes!

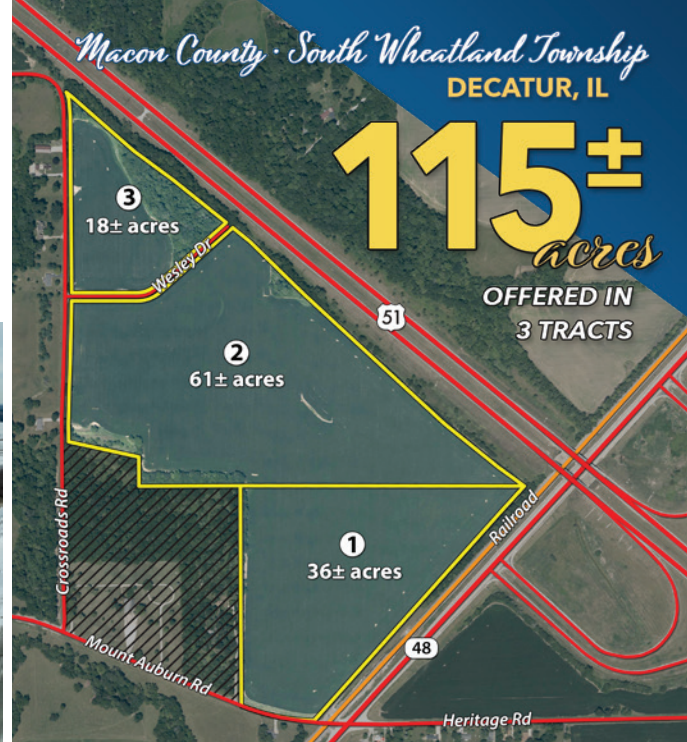
- Prime Tillable Class A Farmland
- 75% Flanagan Silt Loam and Drummer Silty Clay Loam
- 105.78± FSA Tillable Acres
- 237 bu/ac Corn Yield 2025
- Excellent Location Near Decatur



TRACT 1



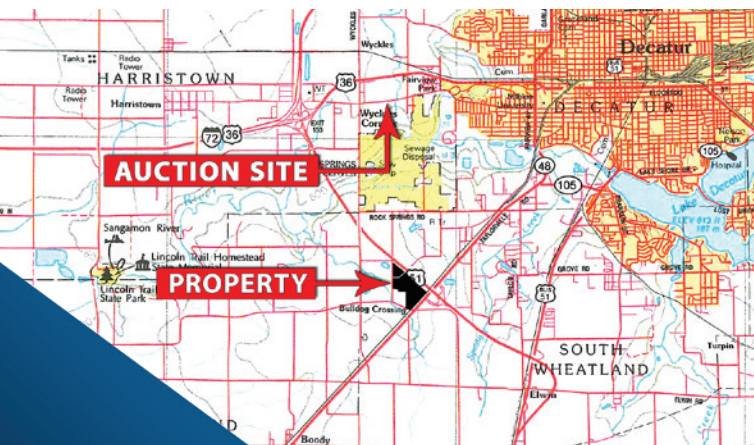
TRACT 2



INSPECTION DATE:
Thursday, February 26 • 11:00am - 1:00pm



TRACT 3



Auction Site: Scovill Park West Banquet Hall, 3909 W Main St, Decatur, IL 62522

Property Directions: From the interchange of US 51 and IL 48 (S Taylorville Rd) on the southwest side of Decatur - **To Tract 1** Travel southwest on IL 48 (S Taylorville Rd) for approx. 0.3 miles to Mount Auburn Rd. Turn right on Mount Auburn Rd and cross the railroad tracks and Tract 1 will begin on the right. **For Tracts 2-3** Continue on Mount Auburn Rd for 0.3 miles to Crossroads Rd. Turn right (North) on Crossroads Rd and Tract 2 will begin on the right.

OWNER: Barnabas Foundation Properties LLC

AUCTION MANAGERS:

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