

Outbuildings Features:

- 60 x 75 Industrial steel frame, metal building with two 12 x 12 overhead doors and one 12 x 14 overhead door.
- 30 x 30 garage with 2 x 6 walls. Two 8 x 9 overhead doors.
- 38 x 30 garage with 2 x 6 walls. Two 8 x 10 overhead doors.
- All of the outbuildings have finished concrete floors and electricity.



Auction Terms and Conditions

Procedure: Property will be offered in 4 individual tracts, and any combination of tracts 1 through 4. The property will be sold in the manner of the highest total sale price. Seller reserves the right to reject any and all bids.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

Acceptance of Bid Prices/Contracts: All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding. Copies of such contracts are available for review at the office of the auctioneer.

Down Payment: A 10% earnest money deposit of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing.

Closing: Closing shall take place 32 days after auction day, or as soon thereafter as applicable closing documents are completed. **Anticipated closing date is on or before May 16, 2016.**

Possession: Possession will be given at closing.

Successful bidders will have the right to enter the farm following the auction to begin customary planting practices.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute warranty deed conveying to the buyer(s). Sellers shall pay the premium for the Title Insurance Policy and the sellers' search charges. Commitments for Title Insurance will be available for review at the office of the auctioneer and at the auction site. Bidders shall be deemed to have reviewed and approved the Title Commitments by submitting bids.

Real Estate Taxes and Assessments: Seller will assume and pay all 2015 real estate property taxes payable in 2016. Property taxes for 2016 and beyond shall be the buyer's responsibility.

Survey: A new survey shall be provided where there is no existing legal description. Any need for a new survey shall be determined solely by the seller. If a survey is needed the cost of a new survey will be split equally between the buyer and seller. The type of survey performed shall be at the seller's option and sufficient for providing title insurance.

Mineral Rights: the sale of the property shall include all mineral rights owned by the seller, if any.

Agency: Ag Exchange 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 sales contract.

ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

The property is being sold on an "as is" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning this property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions are assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The sellers and the auction company reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. All decisions of the auctioneer are final.

Seller: Earl Richard Schomburg Trust

Attorney: Phillip S. Miller, Acton and Snyder, LLP



27 E Liberty Lane • Danville, IL 61832

217-477-5700
www.Ag-Exchange.com

Thursday, April 14th • 6:00 pm (CST)

Auction will be held on site at T1.

Participating with



LAND AUCTION

± **130 acres**
Offered in
4 Tracts

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Danville, IL
Permit No. 115

Thursday, April 14th • 6:00 pm (CST)

LAND AUCTION

± **130 acres**
Offered in 4 Tracts

- Private Lakes
- Class A Farm Ground
- Waterfront Building Sites
- Recreational Hunting & Fishing
- Brick Ranch Style Home & Outbuildings
- Multi Parcel Bidding, Bid Your Combination

Auction will be held on site at T1.

Located in Vermilion County, Illinois

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Located in Vermilion County, Illinois



Travis Selby, Auctioneer, 217-304-1686

IL Lic. # 441.001485

Ag Exchange Farm Real Estate

27 E Liberty Lane • Danville, IL 61832 • 217-477-5700

Thursday, April 14th • 6:00 pm (CST)

± 130 acres
Offered in 4 Tracts

Auction date:

Thursday, April 14th, 6:00 pm (CST)

Auction location:

Auction will be held on site at T1.

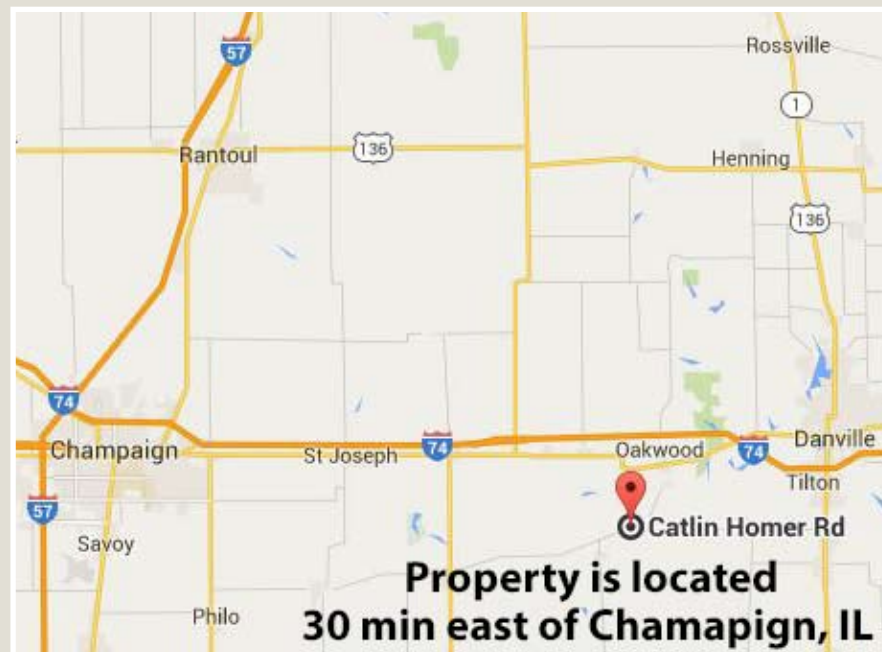
Property location:

6995 East 1416 North Rd., Fairmount, IL 61841

OPEN HOUSE

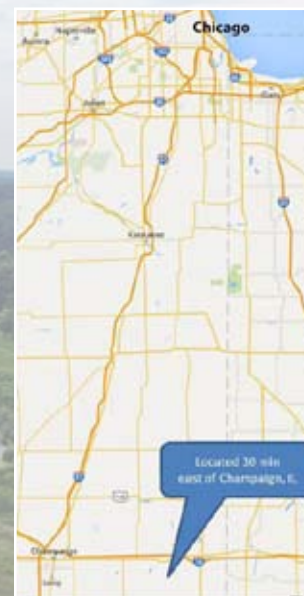
Property Inspections Dates:

8:00 am to 4:00 pm April 2nd and April 9th.



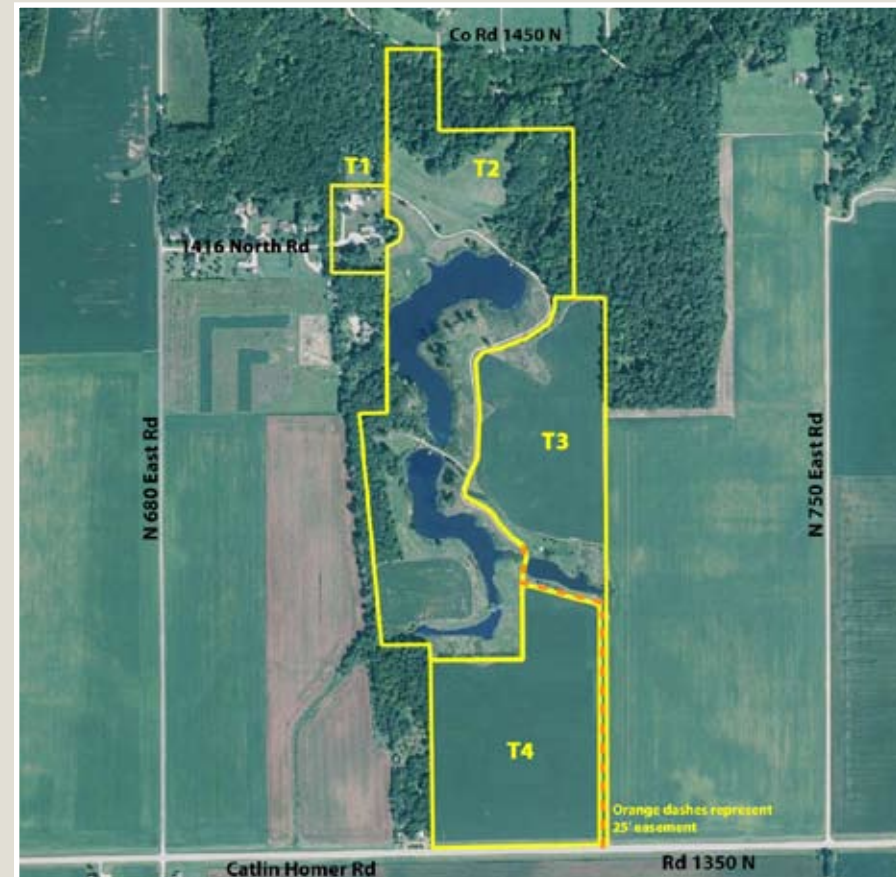
Property Description

- Private Lakes
- Class A Farm Ground
- Waterfront Building Sites
- Recreational Hunting & Fishing
- Brick Ranch Style Home & Outbuildings
- Multi Parcel Bidding, Bid your Combination



Contact Travis Selby for
additional property information
Office: 217-477-5700
Cell: 217-304-1686
visit www.Ag-Exchange.com

Property Information:



T1: +/- 3,400 sq. ft. ranch style home and outbuildings on +/- 4 acres.

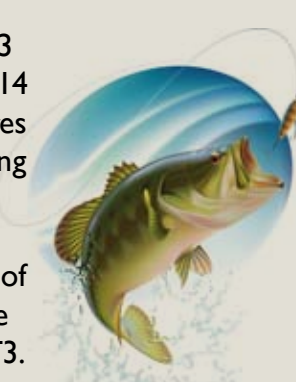
Home address:

6995 East 1416 North Rd. Fairmount, IL 61841.

T2: +/- 69 Acres, with 3 ponds consisting of +/- 14 acres of water, +/- 4 acres tillable land, the remaining +/- 51 acres consist of woods and open grass land. Ingress and egress of 25' of even width will be granted to T2 through T3. Refer to survey.

T3: +/- 27 Acres, with +/- 20 acres tillable land, 122.5 Pl. Open farm tenancy. ¾ Acre pond and remaining acreage consist of grass lands with planted trees.

T4: +/- 30 Acres, with +/- 28 acres tillable land, Class A soils, 140 Pl. Open farm tenancy. Road frontage along Catlin Homer Rd.



The two north lakes are well known for producing giant fish year after year. They consistently produce trophy bass 5 to 8 lbs, catfish 10 to 20 lbs, and all the bluegill one stands to catch and eat!



Home & Outbuildings Information:



OPEN HOUSE

Property Inspections Dates:

8:00 am to 4:00 pm April 2nd and April 9th.

Property Location:

6995 East 1416 North Rd., Fairmount, IL 61841



Home features:

- 6995 East 1416 North Rd., Fairmount, IL 61841
- +/- 3,400 sq. ft. ranch style home.
- Landscaped yard with mature oak trees and waterfront views.
- Brick exterior, industrial grade steel roof.
- Single car attached garage, fronted by a concrete circle drive.
- New Anderson windows.
- 2 Kitchens, 2 Bedrooms, 2 full bathrooms, 1 half bathroom.
- Large family room with full kitchen and bar for entertaining.
- 2 wood burning fireplaces.
- 2 Wells and 1 septic system. Central air conditioning and electric heat.
- 2 Large concrete, grilling patios, offering excellent views of the woods and water.
- 60KV, backup generator equipped to run the house and outbuildings.



Sales maps for illustration purposes only



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