

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 130.73± 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.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices

are subject to the Sellers' acceptance 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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is immediate upon closing.

REAL ESTATE TAXES: The Buyer shall assume the real estate taxes assessed in 2025 payable in 2026 and thereafter.

SURVEY: The seller has initiated a new survey, the cost of the new survey will be shared equally, 50/50 between the buyer and seller.

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.**

Franklin County, IL - Near Benton, IL

Land Auction

Auction Manager:

Brad Horrall • 812.890.8255 #475.097473
Schrader Real Estate and Auction
Company, Inc. #478.025754, #444.000158

DECEMBER	Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				

ONLINE BIDDING AVAILABLE



800.451.2709 3% Buyer's Premium
SchraderAuction.com

- Franklin County, Illinois
- Near Benton, Illinois
- Quality Tillable Land
- Woods & Recreational Land
- 10 Miles Northeast of Benton
- 13 Miles West of McLeansboro
- 96± Cropland Acres (FSA)

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Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725

Thursday, December 12 • 6pm CST



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130.73±
acres
Offered in 2 Tracts

Thursday, December 12 • 6pm CST

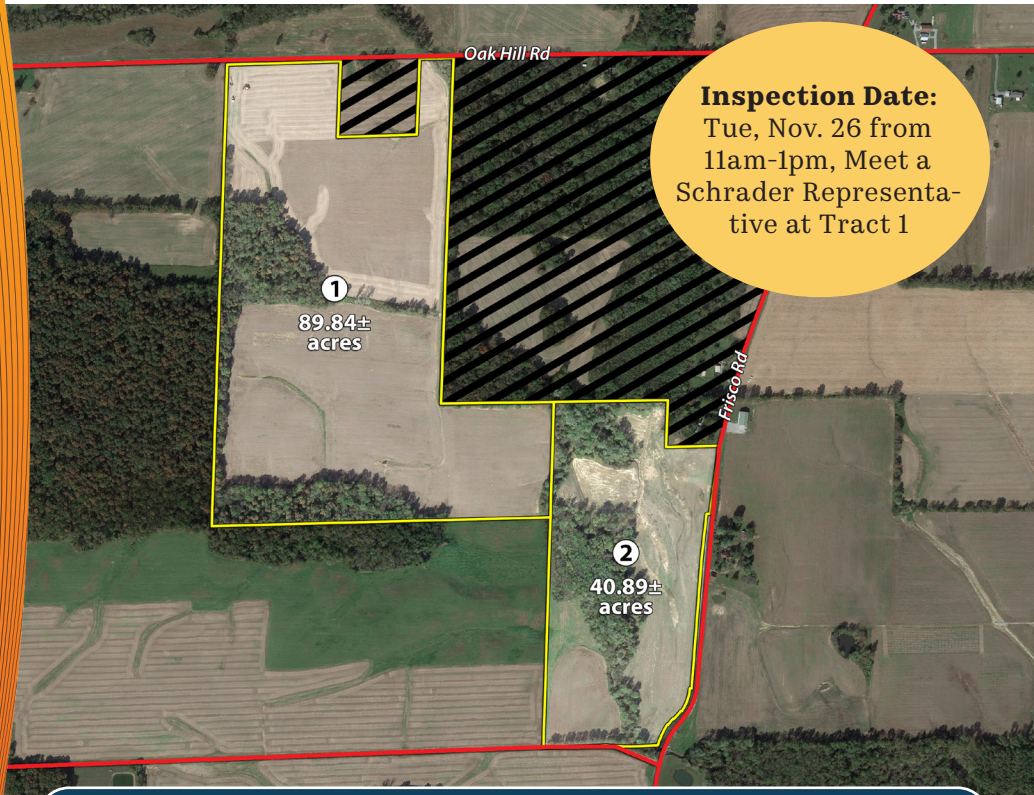
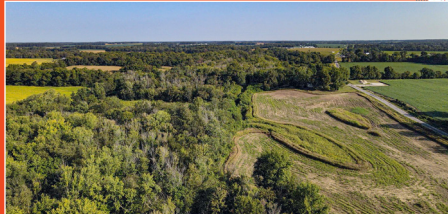
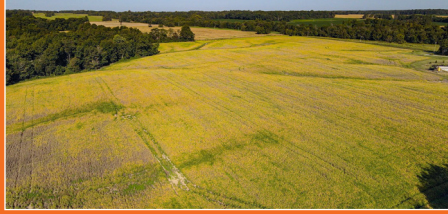
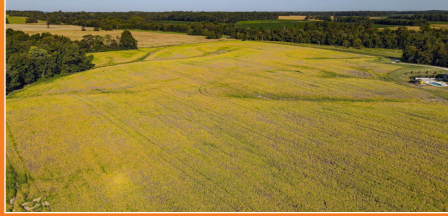
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Thursday, December 12 • 6pm CST



Inspection Date:
Tue, Nov. 26 from
11am-1pm, Meet a
Schrader Representa-
tive at Tract 1

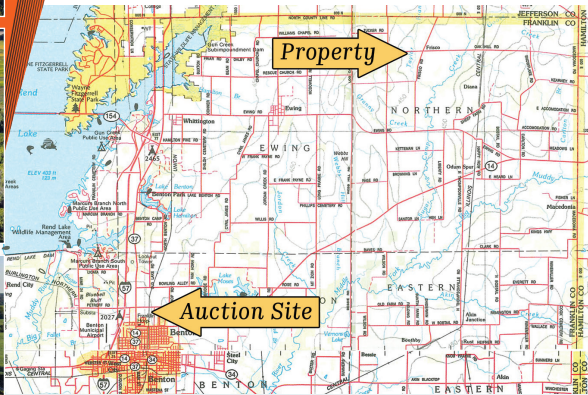


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You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

Tract 1: 89.84± acres consisting of 74 cropland acres (FSA), the balance is primarily woodland, frontage along Oak Hill Rd. Productive soils.

Tract 2: 40.89± acres consisting of a mix of tillable cropland & woodland. This is an excellent recreational/hunting tract w/ income potential. Fronting Frisco Rd.



Auction Location: Benton Elks Lodge #1234, 167 Industrial Park Rd, Benton, IL 62812

Property Location: From Benton, IL at the intersection of Main St (Hwy 37) & Bailey Lane (Hwy 14) on the Northside of Benton, take Bailey Ln (Hwy 14) east 6.7 mi. to Camp Hope Rd, turn north 4.1 mi. to Oak Hill Rd, turn east .3 mi. to Tract 1 on the southside of Oak Hill Rd.

Seller:
Bobbi Drew &
Paul D. Drew
Auction Manager:
Brad Horrall
Ph: 812.890.8255

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