



Illinois Real Estate AUCTION



IROQUOIS AND KANKAKEE COUNTIES, IL

FARM A (TR 1 & 2) - 1 1/2± miles Southwest of Donovan

FARM B (TR-3) - Southwest of Kankakee, 2± miles north of Chebanse

- Productive Soils
- Highly Tillable Tracts
- Hunting Opportunities



SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

TRACTS 1 & 2

173± Acres

*in 3 Tracts
or any combination*

*Ranging from
33± to 100± Acres*

800.451.2709
SchraderAuction.com

Tuesday, November 11th • 10:00 am Central

Auction held at St. John The Baptist Catholic Church Parish Hall located in L'Erable - 1500 E 2710 North Rd, Clifton, IL 60927

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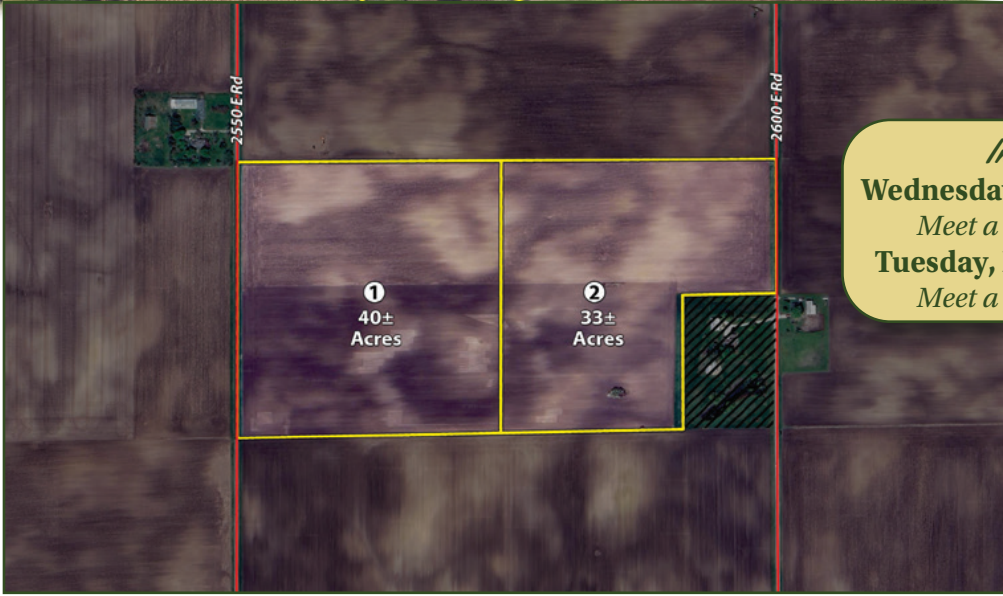
Tuesday, November 11th • 10:00 am Central



TRACT 3

AUCTION LOCATION: St. John The Baptist Catholic Church Parish Hall located in L'Erable - 1500 E 2710 North Rd, Clifton, IL 60927. From east of Ashkum 4 1/2 miles at the intersection of US 52, US 45/52 and IL 49 go east 1 mile on US 52 to 1500 E Rd. Go north on 1500 E Rd for 1 mile to auction site at the northeast corner of 1500 E Rd and 2700 N Rd.

PROPERTY LOCATION: FARM A - Tracts 1 & 2: From the south side of Donovan at US 52 (Raub Ave.) and South St. (2530 N Rd), go west on 2530 N Rd for 1.1 miles to 2600 E Rd. South on 2600 E Rd 1/2 mile to Tract 2 on the west side of the road. Or at 2600 E Rd and 2530 N Rd, go west on 2530 N Rd 1/2 mile and take curve to the south onto 2550 E Rd and go 1/2 mile to Tract 1 on the east side of the road. **FARM B - Tract 3:** From downtown Chebanse, go north out of town on Chestnut St (turns into 2000 W Rd) for approximately 3 miles to 5000 S Rd. Go west on 5000 S Rd for 1/2 mile to Tract 3 on the south side of the road.



1
40±
Acres

2
33±
Acres

Inspection Dates:

Wednesday, October 29th • 2-4 pm

Meet a Schrader Rep at TR 1

Tuesday, November 4th • 2-4 pm

Meet a Schrader Rep at TR 3



3
100±
Acres

FARM B - Southwest of Kankakee, 2± miles north of Chebanse

TRACT 3: 100± ACRES; Productive farmland and mostly tillable. There are 6.5 acres in CRP that has an annual payment of \$226.76/acre. The CRP contract expires 9-30-2027. Don't overlook the hunting opportunities provided by the wooded area on the east side. Buyer is responsible for any needed improvements to the crossing over the ditch. Frontage on 5000 S Rd.

FARM A - 1 1/2± miles Southwest of Donovan

TRACT 1: 40± acres; Productive farmland and all tillable but road. Frontage on 2550 E Rd.

TRACT 2: 33± acres; Productive farmland and nearly all tillable but road. Frontage on 2600 E Rd.



TRACTS 1 & 2



TRACT 3



TRACT 3

2024 Real Estate Taxes Payable 2025:
Tracts 1 & 2 (1 Tax #): \$2,868.92
Drainage assessments: \$219.00
Tract 3: See auction manager- Parcels need split

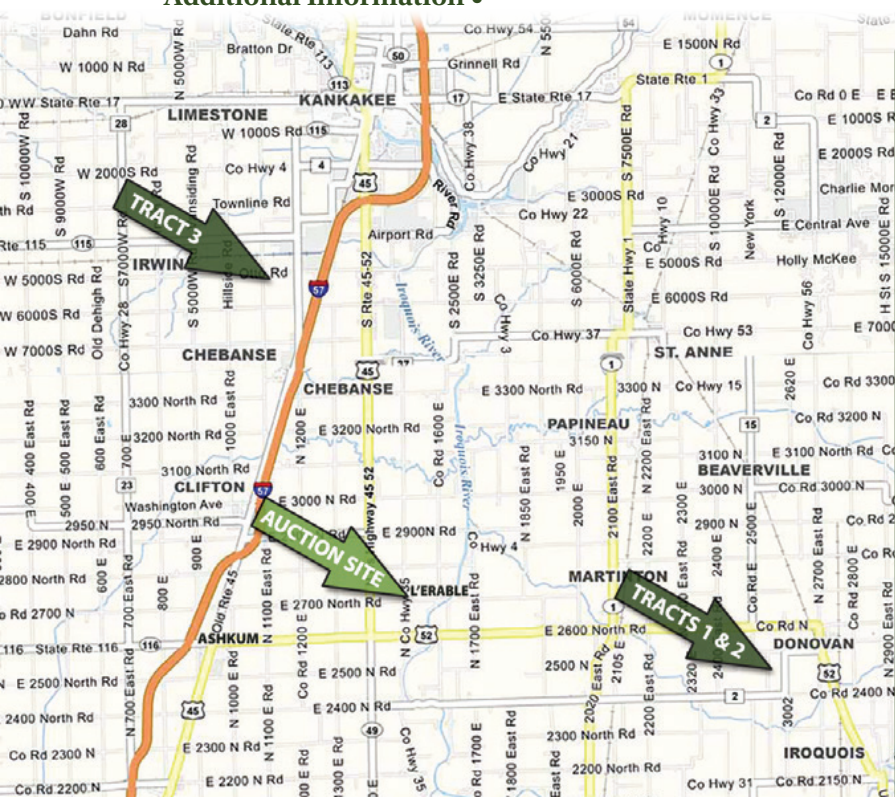
• See Website for Soil Maps and Additional Information •

OWNER:
First Trust And Savings Bank, As Trustee Of The Testamentary Trust Of Lucy Anna Fleming
AUCTION MANAGER:
Matt Wiseman, 219-689-4373



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. - 800-451-2709.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 173 ± 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 Trustee's 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(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 and Seller's closing documents. 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 tenant rights 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 and payable in 2026. Buyer shall assume any taxes thereafter. Seller shall pay drainage assessments due in 2025. Buyer shall assume any ditch and drainage assessments due thereafter.

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.

CONSERVATION RESERVE PROGRAM: Buyer of Tract 3 shall assume the existing Conserva-

tion 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 owner-ineligibility after closing shall be the responsibility of the Buyer. All allocations of the annual contract payments shall be prorated by the FSA office in accordance with its usual practices.

SURVEY: The Seller shall provide a new survey of all the property. Seller and successful bidder shall each pay half (50:50) of the cost of the survey including the cost of any pre-auction survey work. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combined purchases will receive a perimeter survey only. 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.

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Ranging from 33[±] to 100[±] Acres

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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, 47.5.156271
 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
					6	7
	3	4	5		13	14
	9	10	11	12	19	20
	16	17	18	25	26	27
	23	24	30			28
						29



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