

BOONE AND DEKALB COUNTIES, IL

Tract 1
37± acres on the west side of Belvidere near the FCA Belvidere Assembly Plant

Tract 2
29± acres on the west side of Dekalb across Lincoln Highway from Northern Illinois University. The NIU Convocation Center and Huskie Stadium are nearby

66± Acres

Offered in 2 Tracts

- POTENTIAL DEVELOPMENT PROPERTY
- EXCELLENT LOCATIONS
- BELVIDERE TRACT - ZONED HI, HEAVY INDUSTRIAL DISTRICT
- BOTH TRACTS BORDER RAILROADS
- PRODUCTIVE TILLABLE LAND

Absolute REAL ESTATE AUCTION

SELLING WITHOUT RESERVE

Wednesday, Dec. 8 · 10am Central

AUCTION HELD AT THE BELVIDERE MOOSE LODGE #295 - BELVIDERE, IL

OWNER: FUNDERBURG FARMS, INC.
CALL: 800.451.2709 | VISIT: SCHRADERAUCTION.COM



REAL ESTATE AUCTION

SELLING WITHOUT RESERVE

Wednesday, December, 8 · 10:00am Central

AUCTION HELD AT THE BELVIDERE MOOSE LODGE #295 - BELVIDERE, IL
CALL: 800.451.2709 | VISIT: SCHRADERAUCTION.COM

66± Acres

Offered in 2 Tracts

Absolute

- POTENTIAL DEVELOPMENT PROPERTY
- EXCELLENT LOCATIONS
- BELVIDERE TRACT - ZONED HI, HEAVY INDUSTRIAL DISTRICT
- BOTH TRACTS BORDER RAILROADS
- PRODUCTIVE TILLABLE LAND

BOONE AND DEKALB COUNTIES, IL

AUCTION TERMS & CONDITIONS: The property will be offered in 2 individual tracts and a total 66± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on tracts and the total property may be made in cash or by cashier's check. **DOWN PAYMENT:** 10% down payment on the day of auction. **CONDITIONAL UPON FINANCING:** so be sure you have arranged financing, if needed, and are capable of paying cash at closing. **ABSOLUTE AUCTION:** The real estate is selling at absolute auction, without reserve, and will be sold to the high bidder(s), regardless of price. Successful bidder(s) will be required to enter into 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 the 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 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 as possible 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 Buyer(s). **POSSESSION:** Possession is at closing subject to the rights of farm tenants for the 2021 crop. **REAL ESTATE TAXES:** Seller shall pay the real estate taxes for the calendar year 2021 (due in 2022) and all prior taxes. Buyer(s) shall assume any taxes thereafter. **ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and legal description. **SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created.

by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) 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 the insurance. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres. **2021 CASH RENT:** All farm cash rent for the 2021 crop year goes to Seller. **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 and will be staffed with auction personnel 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. **EASEMENTS:** Subject to any and all existing easements, rights of way, legal highways, leases, easements of public record insurable title to the real estate is sold subject to all for sale. **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 boundaries are approximate and have been estimated based on county tax parcel data, county GIS and legal description. **MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Boone & Dekalb Counties, IL

DECEMBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
			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	

800.451.2709 • WWW.SCHRADERAUCTION.COM
950N Liberty Drive Columbia City, IN 46725
CORPORATE HEADQUARTERS

Schrader Real Estate & Auction Company, Inc. #478.025754 (Sponsor) | #444.000158 (Auctioneer)
Jason Wilmart • Cell: 309.489.6024 #475.182783
Matt Wiseman • Cell: 219.689.4373 • Office: 866.419.2723 #475.156271

AUCTION MANAGERS:



66± Acres

Offered in 2 Tracts

Absolute REAL ESTATE AUCTION

SELLING WITHOUT RESERVE



TRACT 1:
37± ACRES; Investigate the potential of this property on the west side of Belvidere with quick access to U.S. 20. The property is zoned HI, Heavy Industrial District by the city of Belvidere. Access is provided by Crosslink Parkway at the southwest corner of the property. Union Pacific Railroad borders the property on the north. Contact the Auction Managers for city water and sanitary sewer information. This property is within the local Enterprise Zone. This tract has productive soils and 36.76 cropland acres per FSA.

TRACT 2:
29± ACRES; Across Lincoln Hwy (IL-38) from Northern Illinois University. The property has highly productive soils with over 90% being Class A. There are 29.29 cropland acres per FSA. It is zoned SFR1, Single Family Residential and is in the city of DeKalb. Contact the Auction Managers for city water and sanitary sewer information. This tract has frontage on Lincoln Hwy (IL - 38). Union Pacific Railroad borders the property on the south. This tract is within the DeKalb County Enterprise Zone.



AUCTION LOCATION

The Belvidere Moose Lodge #295, 575 Beloit Road, Belvidere, IL 61008. **From the south side of Belvidere** at the intersection of Genoa Road, U.S. 20 (Grant Highway) and Belvidere Road (Bus. US 20/Jim Gang Memorial Highway Bypass) to the north, start going north on Belvidere Road and continue on Bus. US 20/Jim Gang Memorial Highway Bypass to the north, then west and then southwesterly for a total of approximately 4.3 miles to Beloit Road. Turn right onto Beloit Road and go northerly approximately .2 mile to the auction site on the right. **From the northwest side of Belvidere** at the intersection of State Street, N Appleton Road to the south and Bus. US 20/Jim Gang Memorial Highway Bypass on the north, go northerly on Bus. US 20/Jim Gang Memorial Highway Bypass .1 mile to Beloit Road. Then turn left onto Beloit Road and go northerly approximately .2 mile to the auction site on the right.

PROPERTY LOCATION

Tract 1; From the south side of Belvidere at the intersection of Genoa Road and U.S. 20 (Grant Hwy) go west on U.S. 20 approximately 3 miles to Town Hall Road (FCA Belvidere Assembly Plant on southeast corner). Go north on Town Hall Road ¼ mile to Morreim Dr., then go east on Morreim Dr. for .3 mile to Crosslink Pkwy. Then go north on Crosslink Pkwy .3 mile to the property at the end of the street on the right. **Tract 2;** From the western side of DeKalb at the intersection of Annie Glidden Road and Lincoln Highway (IL - 38), travel west on Lincoln HWY (IL-38) approximately ¼ mile to Tract 2 on the south side of Lincoln Hwy.

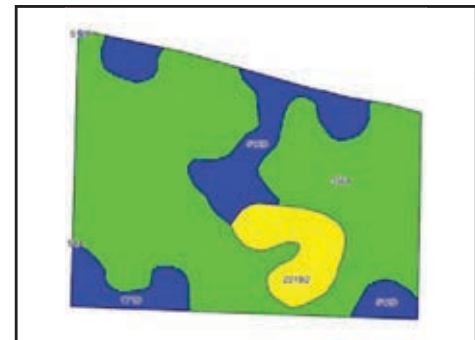
TRACT 1



FSA INFORMATION	
Cropland	36.76± Ac.
Corn Base	34.9± Ac.
Corn PLC yield	144 Bu.
Soybeans base	1.8± Ac.
Soybeans PLC yield	50 Bu.

CODE	SOIL	ACRES	% OF FIELD	CORN	SOY-BEANS	WHEAT	OATS	ALFALFA	CROP PROD. INDEX
379A	Dakota loam, 0 to 2 percent slopes	19.49	51.2	150	49	61	74	4.39	112
623A	Kishwaukee silt loam, 0 to 2 percent slopes	14.64	38.5	182	58	71	97	6.65	135
290A	Warsaw loam, 0 to 2 percent slopes	2.59	6.8	161	52	64	82	5.14	119
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	1.32	3.5	185	61	69	89	0.00	138
				164.3	53.1	65.3	83.9	5.16	122.2

TRACT 2



FSA INFORMATION	
Cropland	29.29± Ac.
Corn Base	24.3± Ac.
Corn PLC yield	158 Bu.
Soybeans base	4.4± Ac.
Soybeans PLC yield	51 Bu.

CODE	SOIL	ACRES	% OF FIELD	CORN	SOY-BEANS	WHEAT	OATS	ALFALFA	CROP PROD. INDEX
356A	Elpaso silty clay loam, 0 to 2 percent slopes	20.69	70.8	195	63	66	102	0.00	144
512B	Danabrook silt loam, 2 to 5 percent slopes	4.48	15.3	185	58	72	99	6.34	137
221B2	Parr silt loam, 2 to 5 percent slopes, eroded	2.57	8.8	151	49	61	65	5.12	113
171B	Catlin silt loam, 2 to 5 percent slopes	1.49	5.1	185	58	72	98	6.70	137
				189.1	60.7	66.8	98.1	1.76	139.8



INSPECTION DATES
Tues, Nov. 9th & 23rd
9:00-11:00 AM
Meet a Schrader representative at Tract 1 & Tract 2

REAL ESTATE TAXES - 2020 PAYABLE 2021:
• Tract 1 - \$1,155.30 (3 PINs & pt. of 4th PIN - a small tract taxed at \$0)
• Tract 2 - \$2,162.10 (1 PIN)

Wed, Dec. 8 · 10am Central

FOR MORE INFORMATION VISIT SCHRADERAUCTION.COM OR CALL 800.451.2709

OWNER: Funderburg Farms, Inc.

AUCTION MANAGERS:

Matt Wiseman • 219.689.4373 & Jason Minnaert • 309.489.6024

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.