

Nice Family Home and Farmland  
**AUCTION**

Whiteside County, IL

**239±**  
acres  
Offered in 7 Tracts

**AUCTION MANAGERS:**

**DREW LAMLE**

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OCTOBER 2024						
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		

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Nice Family Home and Farmland  
**AUCTION**

Whiteside County, IL

**Tuesday, October 1<sup>st</sup> • 6pm Central**

**239±**  
acres  
Offered in 7 Tracts



TRACT 7

- 227± Contiguous Tillable Acres
- Quality Tillable Soils including Waukegan Silt Loam, Ogle Silt Loam, and Richwood Silt loam!
- Well Kept 4 Bedroom, 3 Bathroom, Single family home, with a heated attached Garage and 50' x 70' Heated shop!
- Multiple Heated Shops on the Property that would make a great headquarters for your operation!



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Nice Family Home and Farmland  
**AUCTION**

Whiteside County, IL  
Located 5 Miles North of  
Morrison, IL on State Hwy 78

**239±**  
acres  
Offered in 7 Tracts

- A NICE 6-generation family-owned farm for over 150 years.
- 227± Contiguous Tillable Acres
- Quality Tillable Soils including Waukegan Silt Loam, Ogle Silt Loam, and Richwood Silt loam!
- Well Kept 4 Bedroom, 3 Bathroom, Single family home, with a heated attached Garage and 50' x 70' Heated shop!
- Very nice 60' x 120' pole building with approximately 4,200 sq ft of heated finished area and an approximate 876 sq ft 2-story office space with the remainder being cold equipment storage.
- Additional 36' x 58' shop that would be great for storage or equipment maintenance.



TRACT 3

**Tuesday, October 1<sup>st</sup> • 6pm Central**



Auction Location: Emmanuel Church Community Building,  
202 E Morris St, Morrison, IL 61270.

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2% Buyer's Premium



# Nice Family Home and Farmland AUCTION

# Tuesday, October 1<sup>st</sup> • 6pm Central

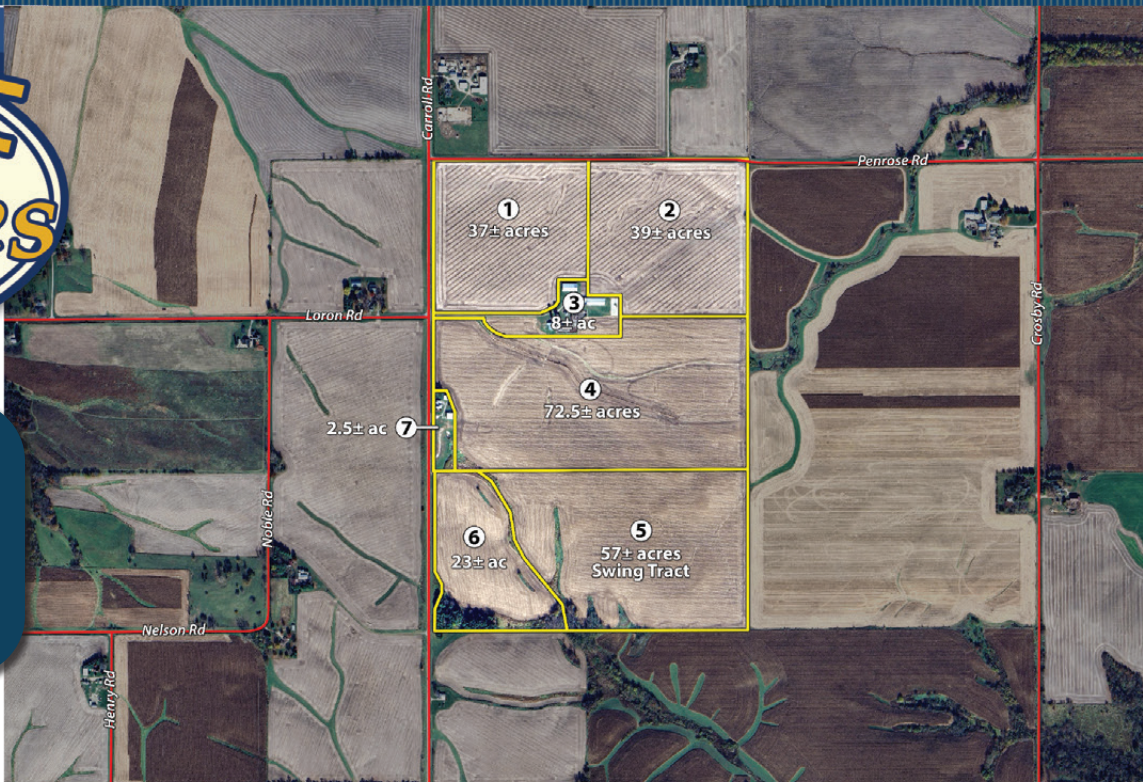
# 239± acres

Offered in 7 Tracts

**Whiteside County, IL**  
Located 5 Miles North of  
Morrison, IL on State Hwy 78

**PROPERTY ADDRESS:** 20608 Carroll Rd, Morrison, IL, 61270.  
**PROPERTY DIRECTIONS:** From the intersection of US 30 (Lincoln Rd) and IL 78 (Carroll Rd) on the West side of Morrison: Travel North on IL 78 (Carroll Rd) Travel North on IL 78 for 4 Miles and the property will begin on the Right (East).  
**AUCTION LOCATION:** Emmanuel Church Community Building  
**ADDRESS:** 202 E Morris St, Morrison, IL 61270.

**INSPECTION DATES:**  
Tuesday, August 27<sup>th</sup> • 4-6pm  
Wednesday, August 28<sup>th</sup> • 9-11am  
Wednesday, September 11<sup>th</sup> • 4-6pm  
Thursday, September 12<sup>th</sup> • 9-11am  
Tuesday, October 1<sup>st</sup> • 10am-12pm  
Please meet a Schrader Agent at  
Tract 3 or Tract 7 for Auction Information!



**TRACT DESCRIPTIONS:**

**TRACT 1: 37± ACRES:** This nearly all tillable tract is fronted by both IL 78 and Penrose Rd. This tract features gently rolling topography and quality tillable soils predominately consisting of Ogle Silt Loam and Richwood Silt Loam.  
**TRACT 2: 39± ACRES:** High percentage tillable tract with quality soils. There is great access from Penrose Rd. Study the opportunity of combining with Tract 1 for a nearly all tillable 76± acre piece that indexes at 120 PI.  
**TRACT 3: 8± ACRES:** Tract 3 is situated right in the heart of the Nice family farm and served as the hub for the cattle feeding operation for many years. This tract features a very nice 60' x 120' Pole building. Within this building there is Approximately 4,200 Sq. Ft. of finished area, and an Approx. 876 Sq.Ft. 2-Story Office Space with the remainder being cold equipment storage. This tract also offers an additional 36' x 58' Shop that would be great for storage or equipment maintenance! Also located on this tract is 56' x 262' cattle building that is in need of repair. With that the concrete bunk line and slatted feeding floors still intact. Tract 3 has great potential for a homestead or headquarters for your operation!  
**TRACT 4: 72.5± ACRES:** This nearly all tillable tract features soils predominately consisting of Waukegan Silt loam, Joyce Silt loam, and Selmass Silt Loam. Yield records are available in the information book but study the good stand of 2024 corn and let that be the proof of this tracts producing potential!  
**TRACT 5: "SWING TRACT" 57± ACRES:** This tract can only be bid on by an adjoining landowner or with an auction tract that has road frontage. Look at combining this high percentage tillable tract with Tract 4 for a large tillable piece of 129.5± Acres or Tract 6 for a total of 80± acres!

**TRACT 6: 23± ACRES:** Tract 6 consists of mainly open farmland with access from IL-78 by a farm drive near the north boundary line. The wooded line to the south and waterway to the west create the feel of a secluded country setting! Add it to your farming operation or create your own homestead, the option is yours!  
**TRACT 7: 2.5± ACRES:** This tract offers a great opportunity for country living with the basics already in place! The home is a very well kept 2,866 Sq. Ft., 4 bd 3 ba single family home that has a ton of potential. The main floor features an eat-in kitchen and dining room as well as a large living room, with a brick wood burning fireplace and built in cabinetry. Also found on the main level is a large master bedroom and bathroom, as well as mother-in-law suite that has in the past been used as an office. The upstairs has 3 bedrooms and 1 bathroom, all with central heat and air. The home sits on a large basement that is accessed from the kitchen and has a finished 14' x 39' area that would be a great playroom or extra living space. The basement and the main level can be accessed from the oversized two car garage. The home is also equipped with a Generac backup generator and security system. As a bonus this tract also has two outbuildings that are heated and insulated and are ready for use. The first is a 30' x 36' detached garage with solid concrete floors. The second is a large 50' x 70' shop with loft area. The large 14' 2" x 17' overhead door was replaced in August of 2023! Take advantage of the inspection dates to check out this great rural single-family home!

**AUCTIONEERS NOTE:** This property is subject to a farm lease agreement through the 2025 crop year. The buyer will receive all farm rental income for the 2025 crop year. Please contact the auction company for the terms of the lease agreement! Also, an auction information book is posted to the website and hard copies are available upon request! The information book contains soils maps, FSA Information, Soil Tests and prior yield records!

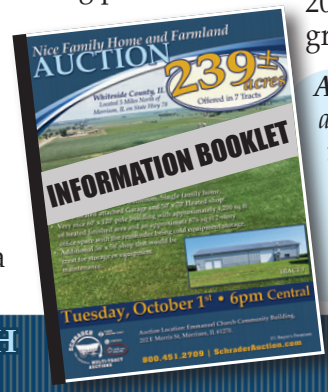


**PROCEDURE:** The property will be offered in 7 individual tracts, any combination of tracts (subject to "swing tract" limitations) & as a total 239± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, & the total property may compete.  
**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.  
**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, & 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 General Warranty Deed(s) 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, & 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 & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).  
**POSSESSION:** Possession will be delivered for Tract 3 and Tract 7 at the time of closing. The possession of the farm land is subject to a farm lease agreement signed and dated March 1st, 2024 ending February 28th 2026. Please contact the auction company for more details.  
**REAL ESTATE TAXES:** On Tracts 1-6 Seller will pay all 2024 taxes payable 2025 and will be credited to the Buyer(s) at closing. The taxes for Tract 7 will be prorated to the time of closing.  
**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS, preliminary survey work and/or aerial mapping.  
**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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 & all existing easements.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

**SELLER:** Elwyn W and Shirley H  
Nice Family Trust

**AUCTION MANAGERS:** Drew Lamle, 260-609-4926  
and Jason Minnaert, 309-489-6024

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**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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.

