

SOUTHEAST OF DECATUR, ILLINOIS • MOULTRIE COUNTY

ILLINOIS FARMLAND

AUCTION

462<sup>±</sup> Acres  
In 5 Tracts

# INFORMATION BOOKLET

1 Hour South of Champaign, IL • 40 Minutes Southeast of Decatur, IL



**SCHRADER**

Real Estate and Auction Company, Inc.

800.451.2709 | [SchraderAuction.com](http://SchraderAuction.com)

Thursday, August 9 • 2:00pm

Held at Yoder's Country Kitchen, 1195 E. Columbia Rt. 133, Arthur, IL

## **DISCLAIMER**

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

# INFORMATION BOOKLET INDEX

- Bidder Pre-Registration & Online Bidding Form
- Area Maps
- Tract Map
- Soil Maps / Soil Tests
- Flood Plain Map
- Tile Map
- County Information  
(Tax Parcel Maps, Tax Bills, Taxes Summary)
- FSA Information (Aerials & EZ156 Forms)
- CRP Contracts
- Preliminary Title Work
- Individual Tract Information





# **BIDDER PRE-REGISTRATION FORM**

**462 ACRES – MOULTRIE COUNTY, ILLINOIS**

**THURSDAY, AUGUST 9, 2012**

This form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725  
Fax # 260-244-4431, no later than Thursday, August 2, 2012.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Property or Properties # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail    E-Mail   E-Mail address: \_\_\_\_\_

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

What states are you interested in?  
\_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**462 Acres • Moultrie County, Illinois**  
**Thursday, August 9, 2012**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate & Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

---

---

---

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, August 9, 2012 at 2:00 p.m. (CDT).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate & Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate & Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate & Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate & Auction, Co., Inc. per the instructions enclosed with the Bidder's Package. I understand that my deposit money will be returned in full if I am not the





successful high bidder on any tract or combination of tracts. My bank routing number and bank account number is: \_\_\_\_\_ . (This for return of your deposit money). My bank name and address is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate & Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate & Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
  
8. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM (EST), Thursday, August 2<sup>nd</sup>**. Send your deposit via wire transfer and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

WITNESS the following duly authorized signature and seal:

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

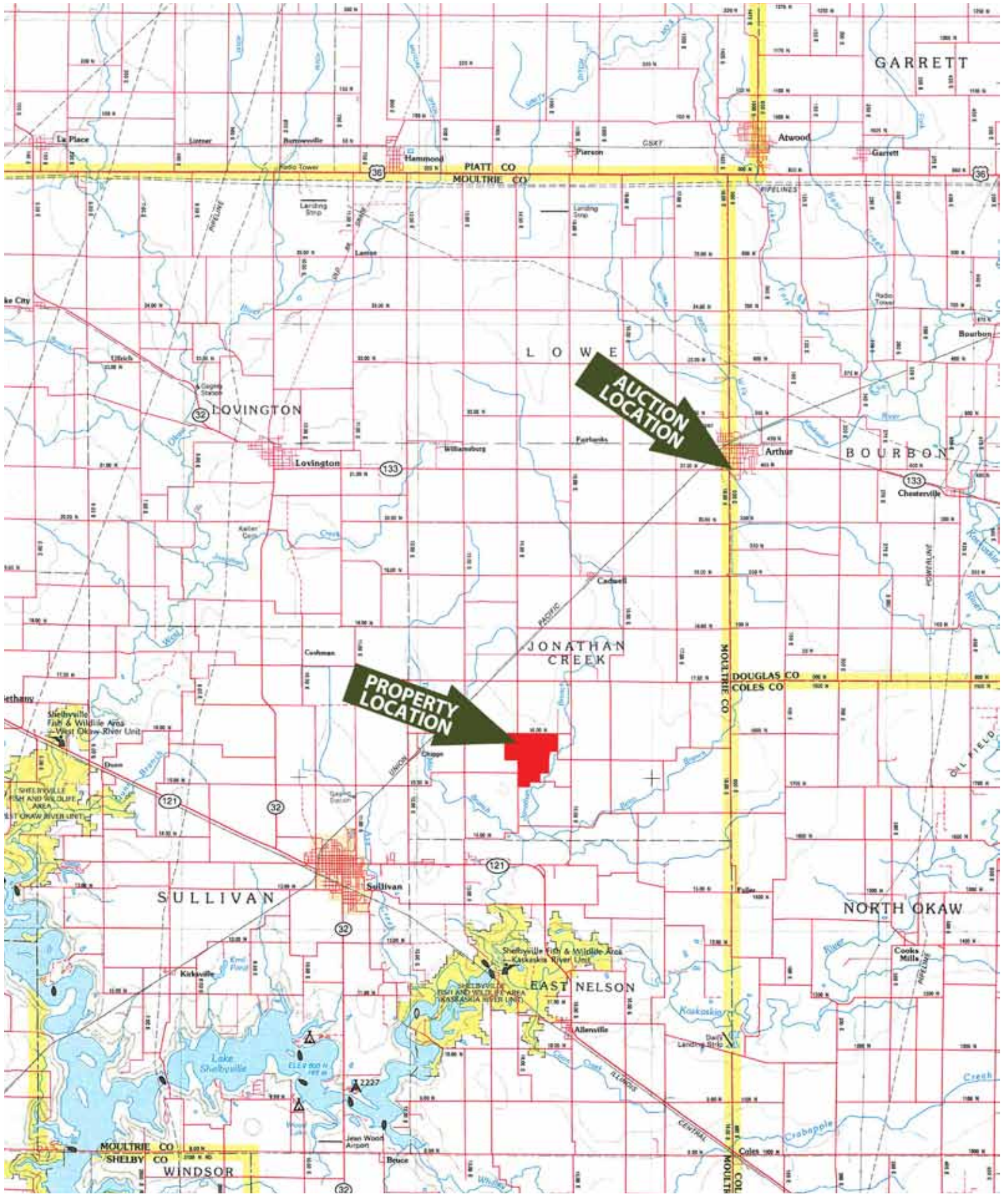
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
[kevin@schraderauction.com](mailto:kevin@schraderauction.com).



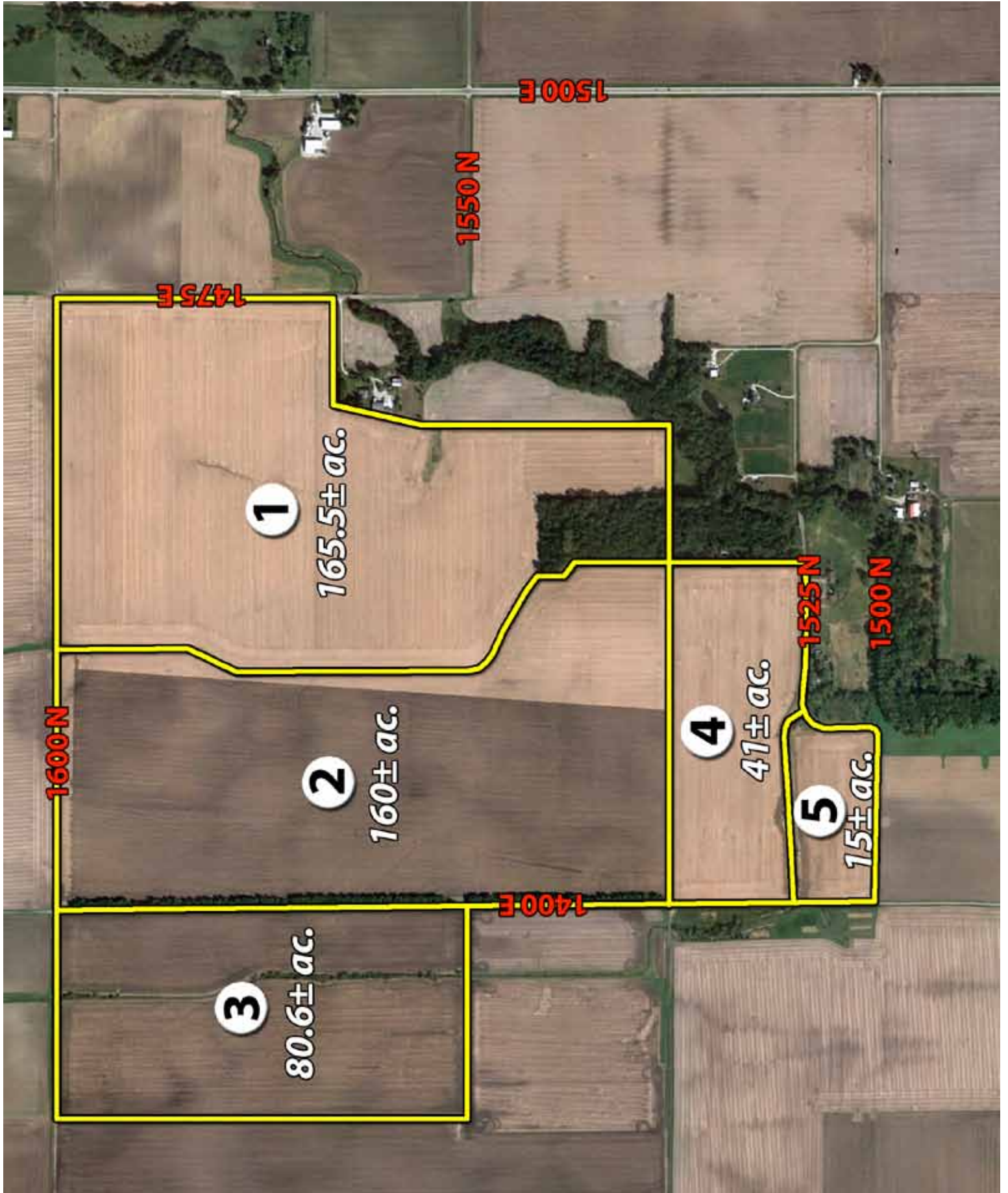
# AREA & TRACT MAPS



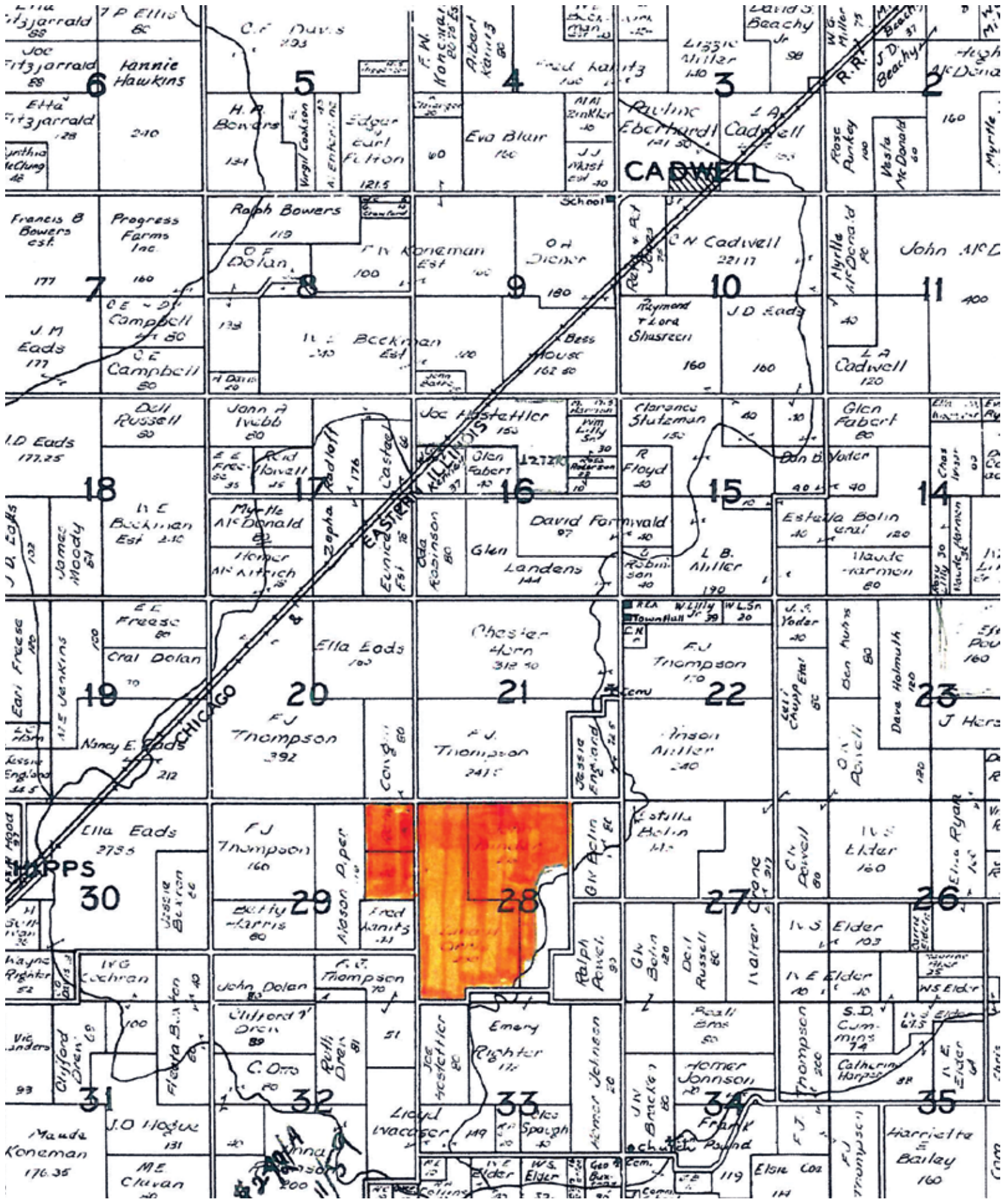
# LOCATION MAP



# TRACT MAP



# COUNTY PLAT MAP



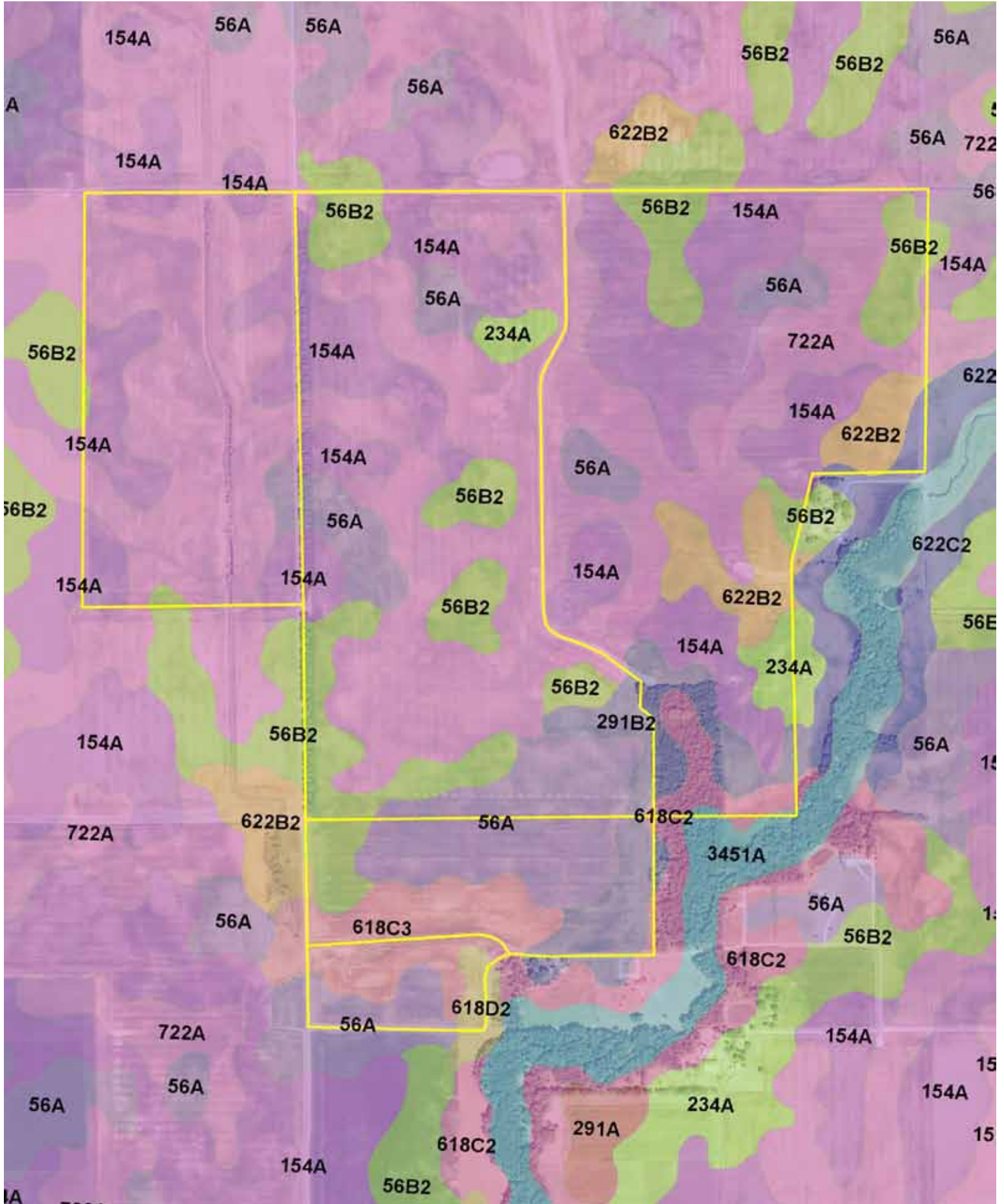




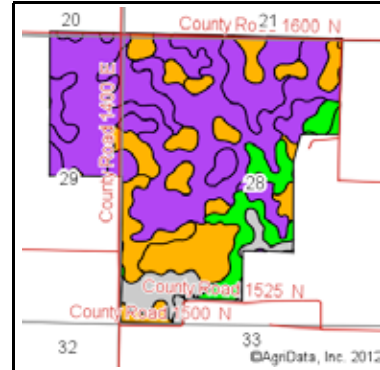
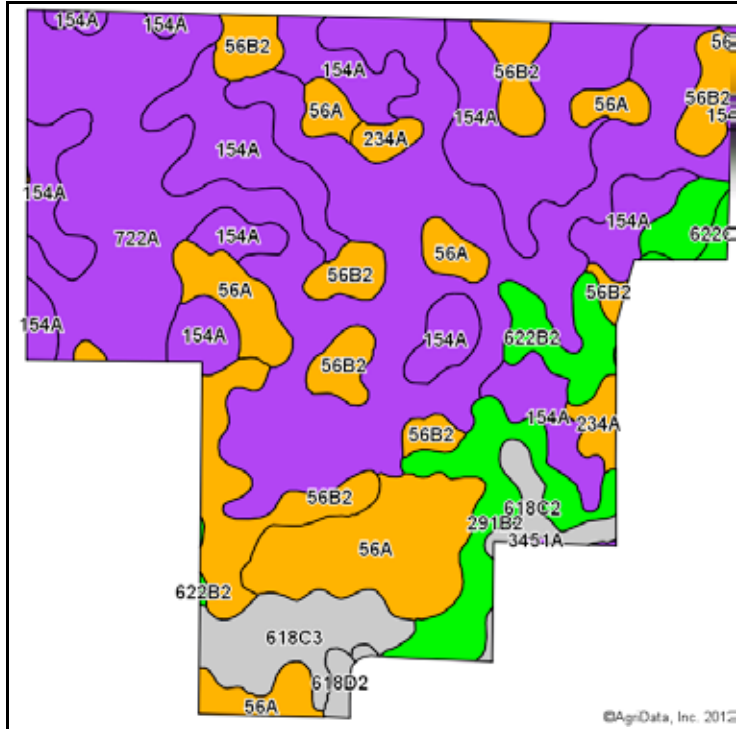


# SOIL MAPS / SOIL TESTS

# SOIL MAP



# SURETY SOIL MAP



State: **Illinois**  
 County: **Moultrie**  
 Location: **28-14N-6E**  
 Township: **Jonathan Creek**  
 Acres: **457.5**  
 Date: **6/19/2012**



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by University of Illinois at Champaign-Urbana.



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	174.8	38.2%		FAV	184	60	70	95	0	0.00	5.65	137
154A	Flanagan silt loam, 0 to 2 percent slopes	105	23.0%		FAV	194	63	77	102	0	0.00	5.90	144
56A	Dana silt loam, 0 to 2 percent slopes	53.7	11.7%		FAV	180	56	69	99	0	6.27	0.00	131
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	49.2	10.8%		FAV	**171	**53	**66	**94	0	**5.96	0.00	**124
**291B2	Xenia silt loam, 2 to 5 percent slopes, eroded	21.9	4.8%		FAV	**154	**48	**61	**79	0	**4.29	0.00	**112
**618C3	Senachwine clay loam, 5 to 10 percent slopes, severely eroded	18.9	4.1%		FAV	**126	**40	**50	**60	0	**3.02	0.00	**92
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	16.4	3.6%		FAV	**153	**50	**62	**75	0	**5.01	0.00	**114
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	7	1.5%		FAV	**136	**44	**54	**65	0	**3.26	0.00	**100
234A	Sunbury silt loam, 0 to 2 percent slopes	6.6	1.4%		FAV	179	57	70	93	0	0.00	5.52	131
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	2	0.4%		FAV	**130	**42	**52	**62	0	**3.12	0.00	**95
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	1.7	0.4%		FAV	**150	**49	**60	**73	0	**4.90	0.00	**112
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	0.3	0.1%		FAV	190	61	73	97	0	0.00	5.77	140
<b>Weighted Average</b>						<b>178.4</b>	<b>57.3</b>	<b>69.2</b>	<b>93.4</b>	<b>0</b>	<b>1.97</b>	<b>3.60</b>	<b>131.7</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)**

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

<sup>a</sup> UNF = unfavorable; FAV = favorable

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

# SPARKS SOIL TESTS

## Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

Customer: Farmland Management Services

Field: 41 (#26483)

Description: Moultrie 121

Acres: 423.8

# of Samples: 96

County: Moultrie

Township:

Range:

Section:

Date Tested: 10/05/2010

1 inch = 934 feet

### K Map

Legend	Avg.
Below 300	257
301 - 400	347
Over 400	543

The above legend is not necessarily indicative of what level of potassium is needed in your field, but rather is a guideline for grouping like samples.

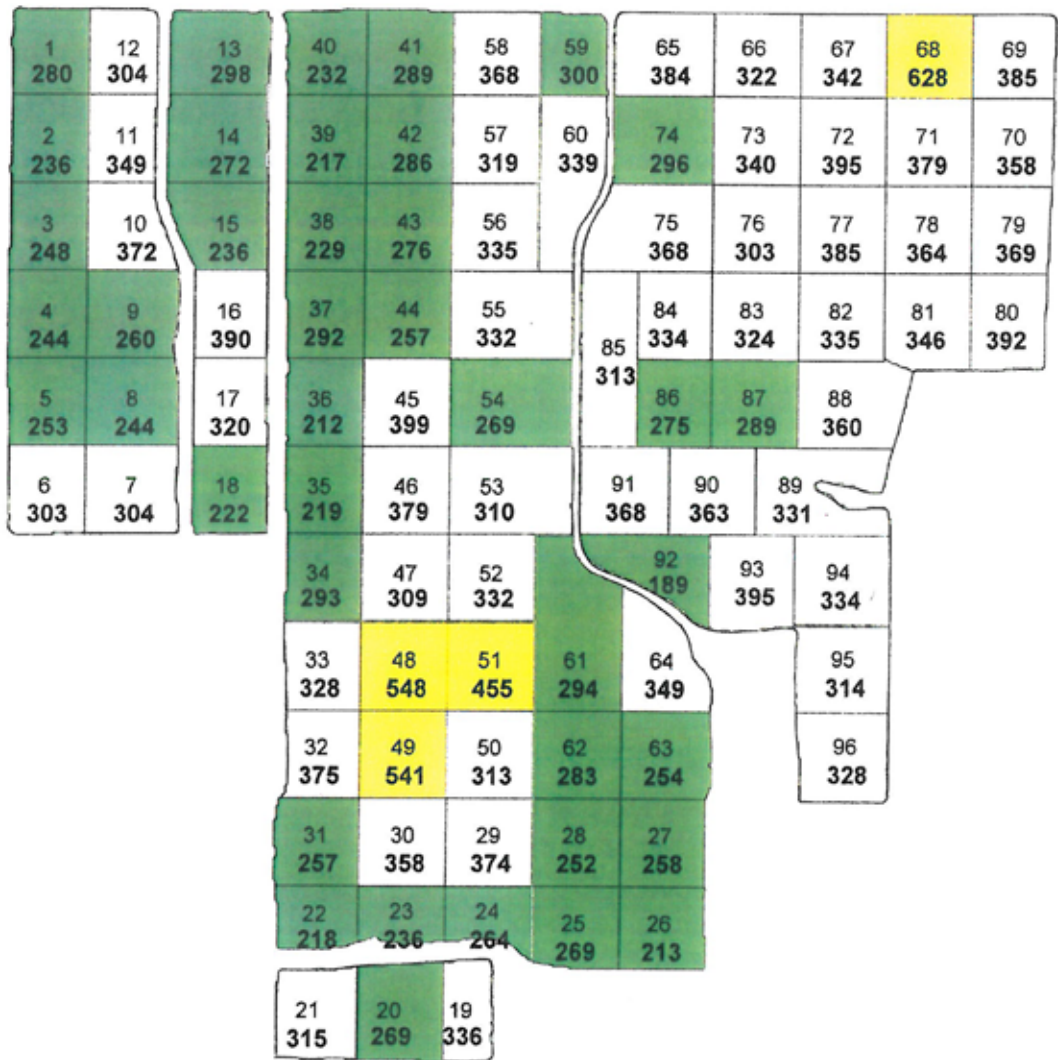
Field Average: 317.7

Total Map Acres: 423.6

Latitude: 39.6374

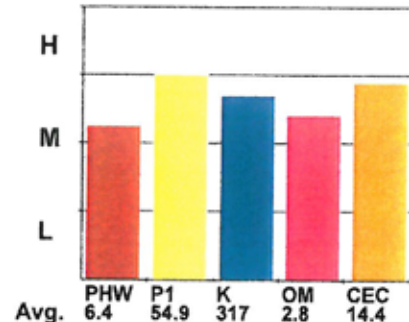
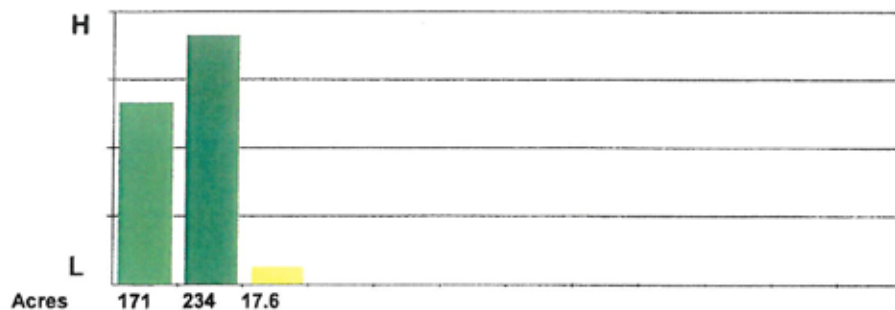
Longitude: 88.5526

Grid Size: 440nsX440ew



### BREAKDOWN OF FIELD ACRES

### FIELD NUTRIENT SUMMARY



# Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

Customer: Farmland Management Services  
 Field: 41 (#26483)  
 Description: Moultrie 121  
 Acres: 423.8  
 # of Samples: 96

County: Moultrie  
 Township:  
 Range:  
 Section:  
 Date Tested: 10/05/2010

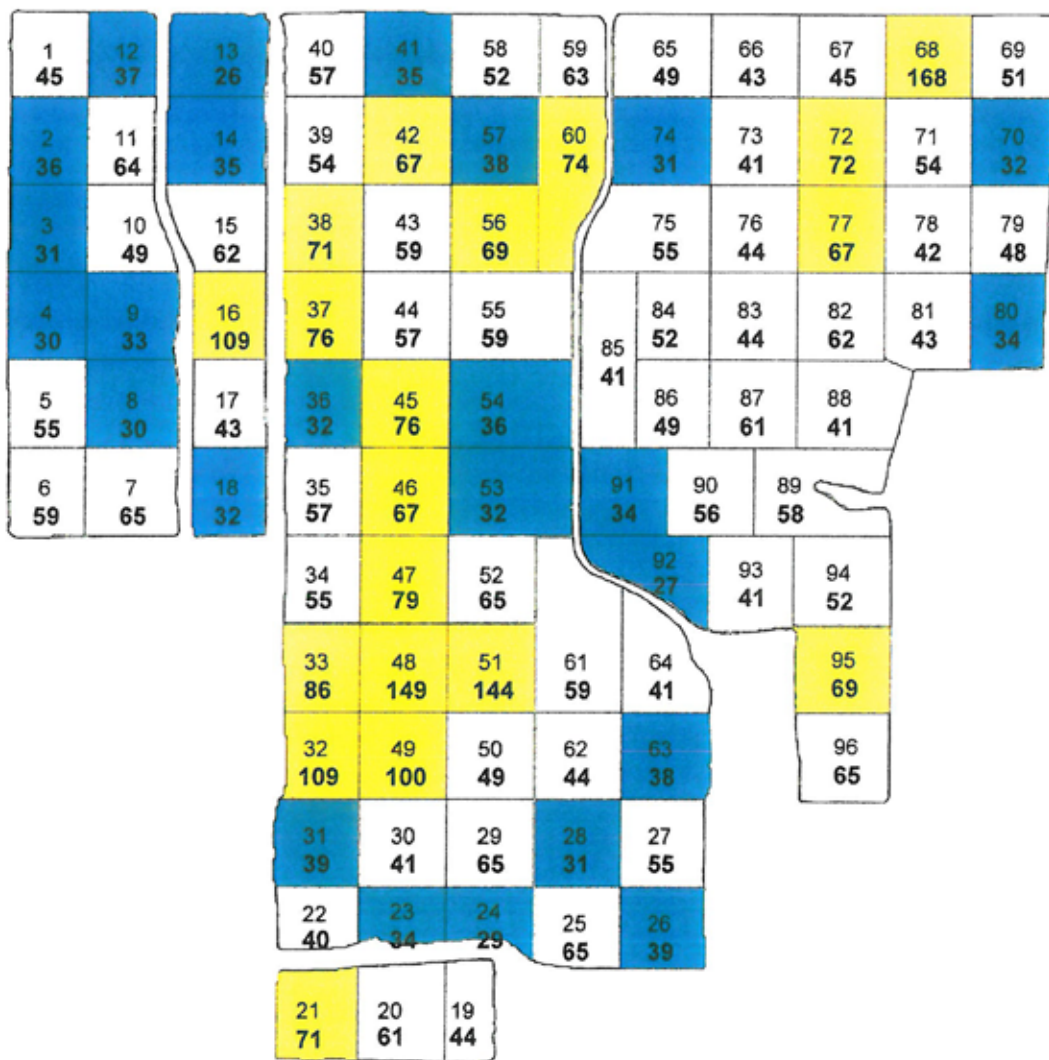
1 inch = 934 feet

## P Map

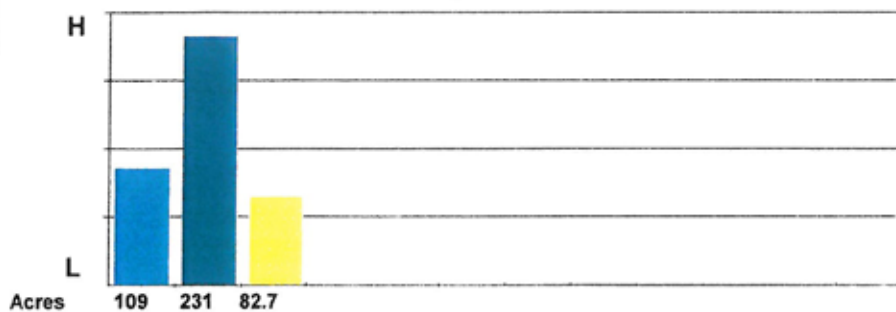
Legend	Avg.
Below 40	33.2
40 - 65	52.3
Above 65	90.7

The above legend is not necessarily indicative of what level of phosphorous is needed in your field, but rather is a guideline for grouping like samples.

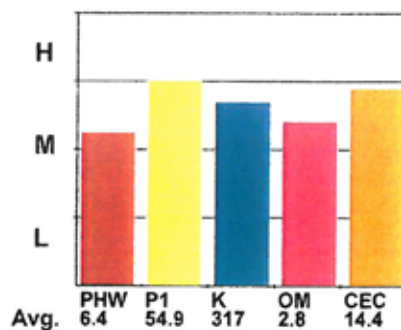
Field Average: 54.9  
 Total Map Acres: 423.5  
 Latitude: 39.6374  
 Longitude: 88.5526  
 Grid Size: 440nsX440ew



BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



# Sparks Soil Testing Lab

Lincoln, IL 62656

217-735-4233

Customer: Farmland Management Services

Field: 41 (#26483)

Description: Moultrie 121

Acres: 423.8

# of Samples: 96

County: Moultrie

Township:

Range:

Section:

Date Tested: 10/05/2010

1 inch = 934 feet

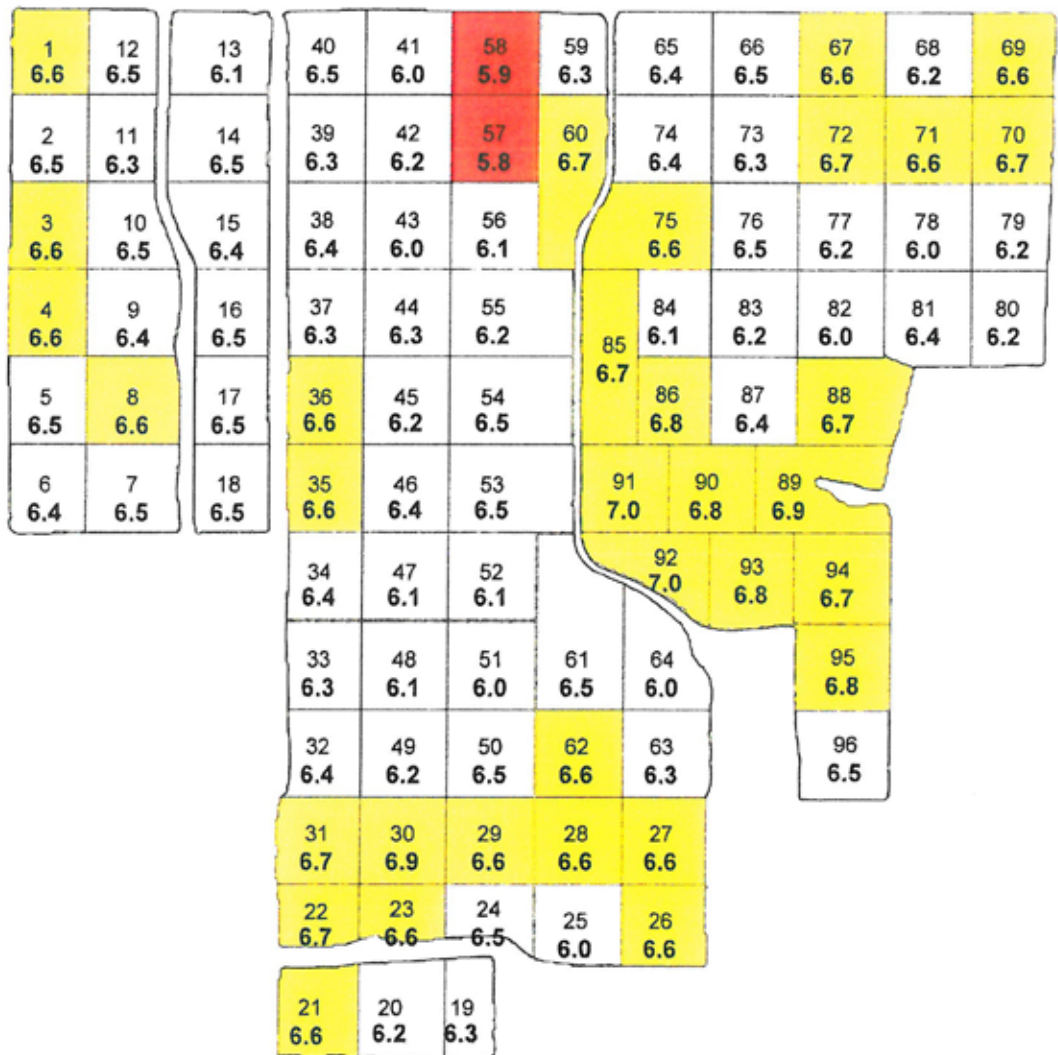
## PH Map

Legend	Avg.
Below 6.0	5.9
6.0 - 6.5	6.3
Above 6.5	6.7

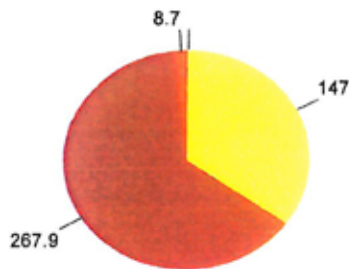
The above legend is not necessarily indicative of what level of soil pH is needed in your field, but rather is a guideline for grouping like samples.

**Field Average: 6.4**  
**Total Map Acres: 423.6**

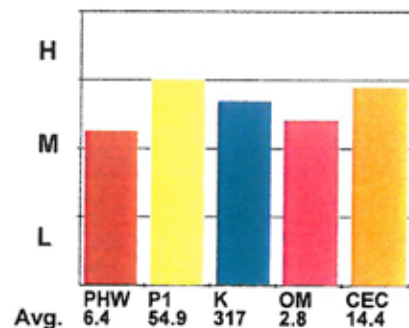
**Latitude: 39.6374**  
**Longitude: 88.5526**  
**Grid Size: 440nsX440ew**



## BREAKDOWN OF FIELD ACRES



## FIELD NUTRIENT SUMMARY

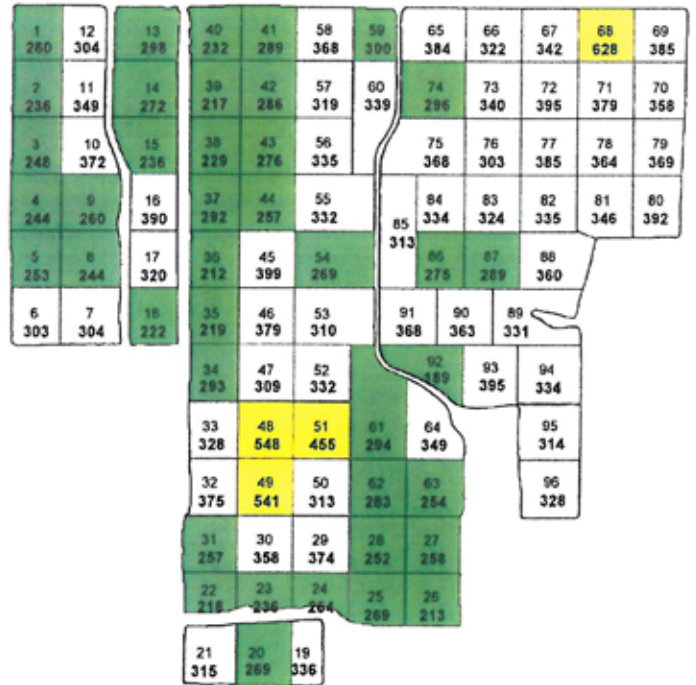
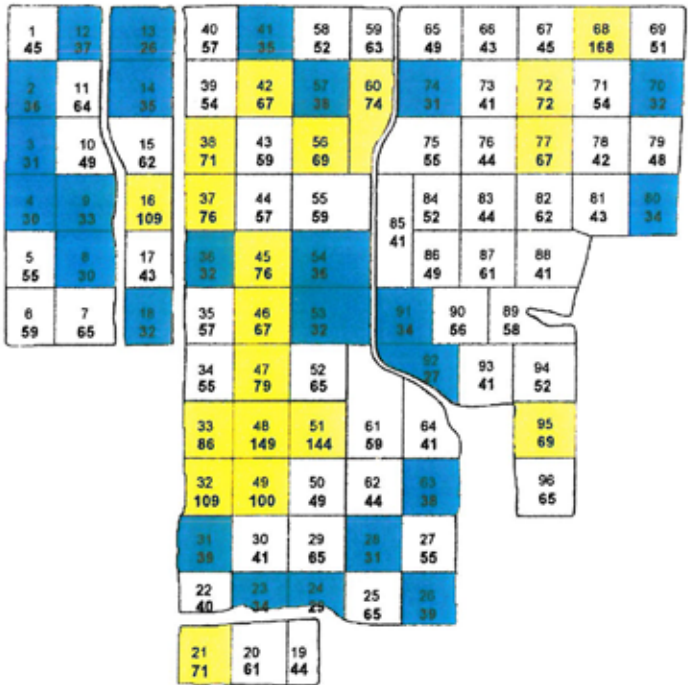
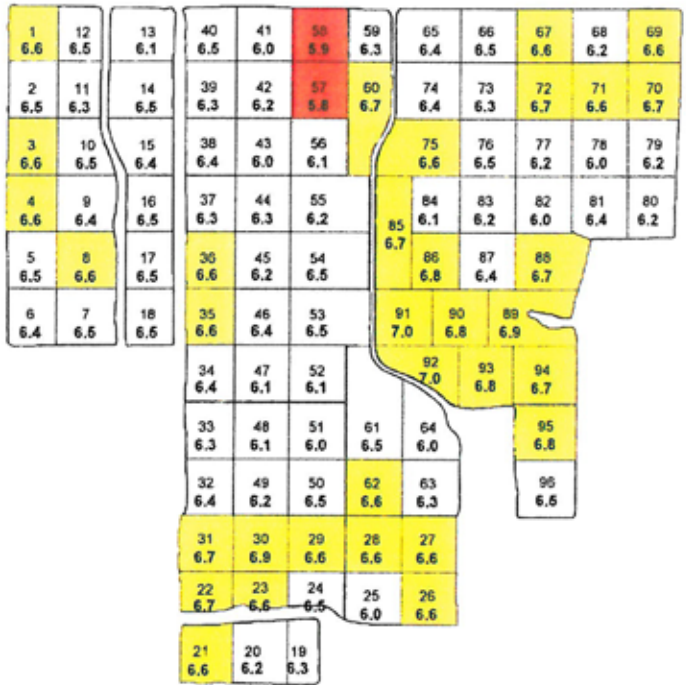
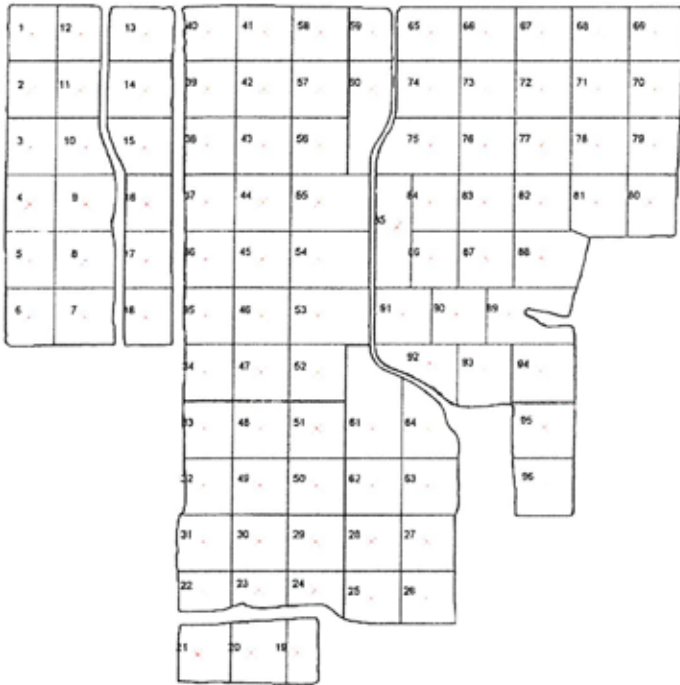


# Sparks Soil Testing Lab

Lincoln, IL 62656  
217-735-4233

Customer: Farmland Management Services  
Field: 41  
Description: Moultrie 121  
Acres: 423.8  
Maps: 41\Base ; 41\PH ; 41\p ; 41\K ;

County: Moultrie  
Township:  
Range:  
Section:  
Date Tested: 10/05/2010



# Sparks Soil Testing Laboratory

1200 N Kickapoo St PO Box 841

Lincoln, IL 62656

217-735-4233

217-732-4626

Customer: Farmland Management Services

Field: 41

Acres: 423.8

Description: Moultrie 121

# Samples: 96

Date tested: 10/05/2010

County: Moultrie

Township:

Range:

Section:

## Soil Test Report

Sample ID	Sample #	Phw	Phb	P	P2	K	Ca	Mg	OM	CEC	%Ca	%Mg	%H	%K
72	72	6.7		72		395	4795	839	3.5	16.5	72.7	21.2	3.0	3.1
73	73	6.3		41		340	3718	758	2.5	13.9	66.9	22.7	7.2	3.1
74	74	6.4		31		296	4266	820	3.2	15.5	69.0	22.1	6.5	2.5
75	75	6.6		55		368	4592	856	3.3	16.0	71.7	22.3	3.1	2.9
76	76	6.5		44		303	4051	784	2.9	14.3	70.9	22.9	3.5	2.7
77	77	6.2		67		385	4687	882	3.6	17.4	67.4	21.1	8.6	2.8
78	78	6.0		42		364	3745	759	2.8	15.0	62.5	21.1	13.3	3.1
79	79	6.2		48		369	3265	623	2.2	12.2	66.7	21.2	8.2	3.9
80	80	6.2		34		392	3084	608	2.1	11.7	65.6	21.6	8.5	4.3
81	81	6.4		43		346	3562	692	2.7	13.2	67.3	21.8	7.6	3.4
82	82	6.0		62		335	4427	824	3.6	16.9	65.4	20.3	11.8	2.5
83	83	6.2		44		324	4459	853	3.4	16.6	67.1	21.4	9.0	2.5
84	84	6.1		52		334	4782	864	3.7	17.5	68.4	20.6	8.6	2.4
85	85	6.7		41		313	4034	784	2.9	14.3	70.8	22.9	3.5	2.8
86	86	6.8		49		275	4259	826	3.0	14.9	71.3	23.0	3.3	2.4
87	87	6.4		61		289	4227	841	3.2	15.4	68.4	22.7	6.5	2.4
88	88	6.7		41		360	4366	846	3.2	15.4	70.9	22.9	3.2	3.0
89	89	6.9		58		331	3894	784	2.6	13.9	69.9	23.5	3.6	3.0
90	90	6.8		56		363	4255	796	3.1	14.9	71.3	22.2	3.4	3.1
91	91	7.0		34		368	3789	747	2.3	14.1	67.4	22.1	7.1	3.4
92	92	7.0		27		189	4279	812	2.7	15.3	69.8	22.1	6.5	1.6
93	93	6.8		41		395	3355	664	2.1	12.2	69.0	22.8	4.1	4.2
94	94	6.7		52		334	3620	719	2.4	13.0	69.8	23.1	3.9	3.3
95	95	6.8		69		314	4068	786	2.8	14.3	70.9	22.8	3.5	2.8
96	96	6.5		65		328	3256	629	2.1	11.7	69.7	22.4	4.3	3.6
<b>Averages</b>		6.4	0.0	55	0	318	3953	760	2.8	14.4	68.8	22.1	6.3	2.9



# Sparks Soil Testing Laboratory

1200 N Kickapoo St PO Box 841

Lincoln, IL 62656

217-735-4233

217-732-4626

Customer: Farmland Management Services

Field: 41

Acres: 423.8

Description: Moultrie 121

# Samples: 96

Date tested: 10/05/2010

County: Moultrie

Township:

Range:

Section:

## Soil Test Report

<u>Sample ID</u>	<u>Sample #</u>	<u>Phw</u>	<u>Phb</u>	<u>P</u>	<u>P2</u>	<u>K</u>	<u>Ca</u>	<u>Mg</u>	<u>OM</u>	<u>CEC</u>	<u>%Ca</u>	<u>%Mg</u>	<u>%H</u>	<u>%K</u>
36	36	6.6		32		212	3894	752	2.7	13.6	71.4	23.0	3.7	2.0
37	37	6.3		76		292	4051	784	2.9	14.8	68.6	22.1	6.8	2.5
38	38	6.4		71		229	3836	756	2.7	14.0	68.3	22.4	7.1	2.1
39	39	6.3		54		217	3874	772	2.8	14.2	68.3	22.7	7.1	2.0
40	40	6.5		57		232	3429	685	2.3	12.2	70.1	23.3	4.1	2.4
41	41	6.0		35		289	3854	776	2.9	15.2	63.2	21.2	13.1	2.4
42	42	6.2		67		286	4617	859	3.4	17.0	67.9	21.1	8.8	2.2
43	43	6.0		59		276	3420	684	2.4	13.3	64.5	21.5	11.3	2.7
44	44	6.3		57		257	3871	763	2.9	14.2	68.2	22.4	7.0	2.3
45	45	6.2		76		399	4258	818	3.3	16.1	66.3	21.2	9.3	3.2
46	46	6.4		67		379	4230	798	3.1	15.4	68.7	21.6	6.5	3.2
47	47	6.1		79		309	4178	806	3.1	15.7	66.5	21.4	9.6	2.5
48	48	6.1		149		548	4359	836	3.4	16.6	65.7	21.0	9.0	4.2
49	49	6.2		100		541	4218	796	3.2	16.1	65.7	20.7	9.3	4.3
50	50	6.5		49		313	3845	767	2.6	13.7	70.1	23.3	3.6	2.9
51	51	6.0		144		455	4059	788	3.2	16.0	63.4	20.5	12.5	3.6
52	52	6.1		65		332	3746	752	2.6	14.4	64.9	21.7	10.4	3.0
53	53	6.5		32		310	3236	624	2.1	11.6	69.8	22.4	4.3	3.4
54	54	6.5		36		269	4029	789	2.8	14.2	70.9	23.1	3.5	2.4
55	55	6.2		59		332	4114	803	3.0	15.6	66.1	21.5	9.6	2.7
56	56	6.1		69		335	4236	816	3.2	15.9	66.5	21.4	9.4	2.7
57	57	5.8		38		319	3740	752	2.2	15.4	60.7	20.4	16.2	2.7
58	58	5.9		52		368	4011	788	3.3	16.3	61.6	20.2	15.4	2.9
59	59	6.3		63		300	4682	831	3.5	16.6	70.7	20.9	6.0	2.3
60	60	6.7		74		339	3769	763	2.4	13.5	69.6	23.5	3.7	3.2
61	61	6.5		59		294	3011	596	1.8	10.9	69.1	22.8	4.6	3.5
62	62	6.6		44		283	3356	648	2.1	12.0	70.2	22.6	4.2	3.0
63	63	6.3		38		254	3127	612	2.1	11.7	66.9	21.8	8.6	2.8
64	64	6.0		41		349	2419	480	1.4	10.0	60.5	20.0	15.0	4.5
65	65	6.4		49		384	4087	771	3.0	14.9	68.5	21.5	6.7	3.3
66	66	6.5		43		322	5032	876	2.8	17.1	73.4	21.3	2.9	2.4
67	67	6.6		45		342	3881	776	2.6	13.9	69.9	23.3	3.6	3.2
68	68	6.2		168		628	4123	834	3.0	16.1	64.1	21.6	9.3	5.0
69	69	6.6		51		385	3229	623	2.1	11.7	69.2	22.3	4.3	4.2
70	70	6.7		32		358	3759	754	2.4	13.5	69.6	23.3	3.7	3.4
71	71	6.6		54		379	5062	885	3.8	17.3	73.0	21.3	2.9	2.8

# Sparks Soil Testing Laboratory

1200 N Kickapoo St PO Box 841

Lincoln, IL 62656

217-735-4233

217-732-4626

RECEIVED  
SEP 14 2011

BY: .....

Customer: Farmland Management Services

Field: 41

Acres: 423.8

Description: Moultrie 121

# Samples: 96

Date tested: 10/05/2010

County: Moultrie

Township:

Range:

Section:

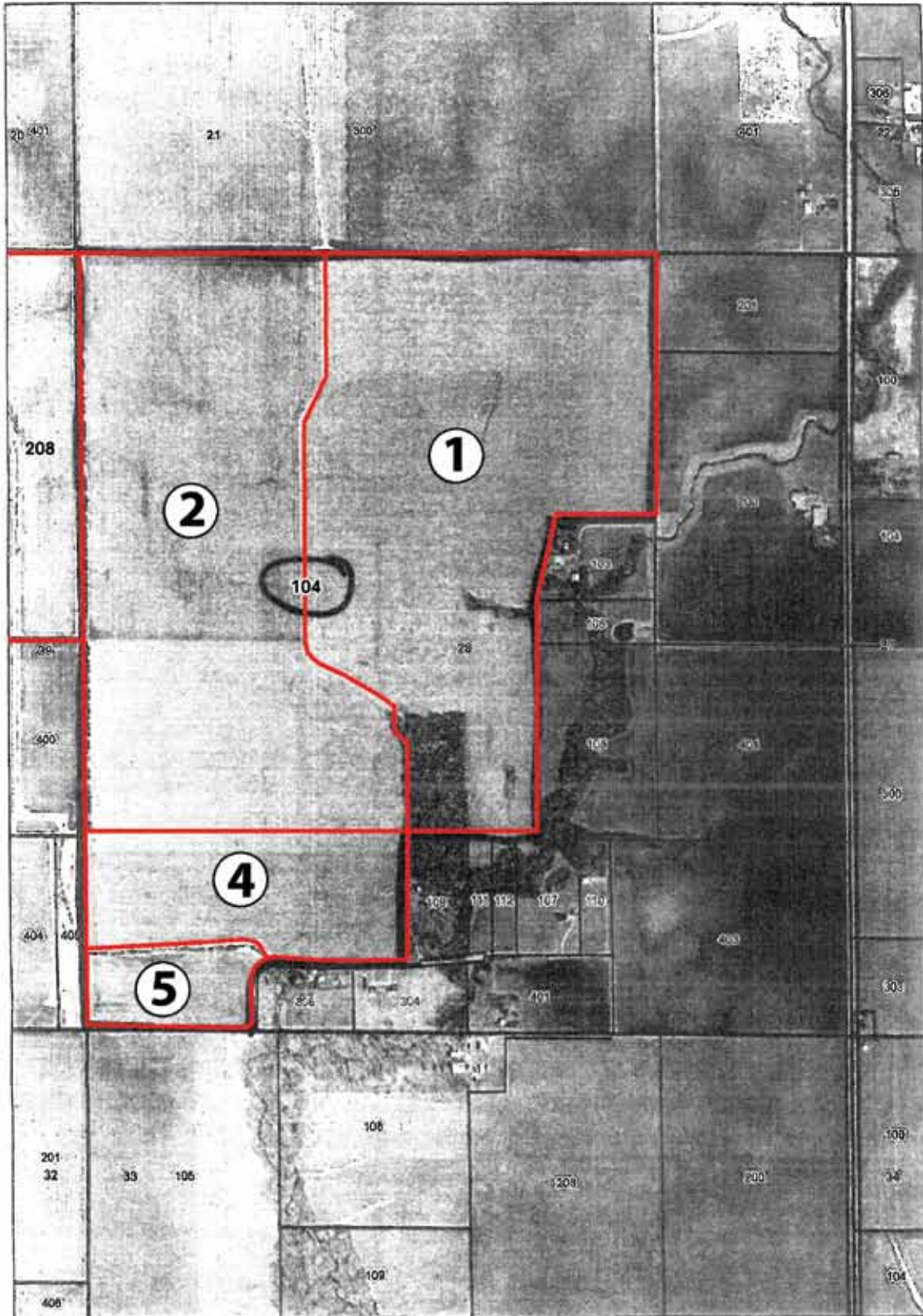
## Soil Test Report

Sample ID	Sample #	Phw	Phb	P	P2	K	Ca	Mg	OM	CEC	%Ca	%Mg	%H	%K
1	1	6.6		45		280	4785	889	3.4	16.5	72.4	22.4	3.0	2.2
2	2	6.5		36		236	4229	803	3.0	14.7	71.8	22.7	3.4	2.1
3	3	6.6		31		248	4259	842	2.9	15.0	71.1	23.4	3.3	2.1
4	4	6.6		30		244	4038	781	2.7	14.2	71.3	23.0	3.5	2.2
5	5	6.5		55		253	5127	886	3.8	17.3	73.9	21.3	2.9	1.9
6	6	6.4		59		303	5206	923	3.7	18.2	71.3	21.1	5.5	2.1
7	7	6.5		65		304	4369	840	3.2	15.3	71.3	22.9	3.3	2.5
8	8	6.6		30		244	4057	785	2.8	14.2	71.3	23.0	3.5	2.2
9	9	6.4		33		260	4255	812	3.1	15.4	69.3	22.0	6.5	2.2
10	10	6.5		49		372	4784	865	3.4	16.5	72.3	21.8	3.0	2.9
11	11	6.3		64		349	4612	852	3.3	16.5	69.8	21.5	6.1	2.7
12	12	6.5		37		304	4230	814	2.9	14.9	71.2	22.8	3.4	2.6
13	13	6.1		26		298	3882	769	2.8	14.8	65.6	21.7	10.1	2.6
14	14	6.5		35		272	4359	826	3.2	15.2	71.8	22.7	3.3	2.3
15	15	6.4		62		236	4629	871	3.4	16.5	70.1	22.0	6.1	1.8
16	16	6.5	109	390		390	4986	883	3.7	17.1	72.7	21.5	2.9	2.9
17	17	6.5	43	320		320	4123	786	2.9	14.5	71.1	22.6	3.5	2.8
18	18	6.5	32	222		222	4758	859	3.5	16.3	73.2	22.0	3.1	1.8
19	19	6.3	44	336		336	2748	549	1.5	10.6	64.9	21.6	9.4	4.1
20	20	6.2	61	269		269	3052	593	2.1	11.4	66.7	21.6	8.7	3.0
21	21	6.6	71	315		315	3568	688	2.3	12.7	70.3	22.6	3.9	3.2
22	22	6.7	40	218		218	4215	803	3.0	14.7	71.9	22.8	3.4	1.9
23	23	6.6	34	236		236	2569	524	1.3	9.4	68.3	23.2	5.3	3.2
24	24	6.5	29	264		264	2708	548	1.5	9.9	68.4	23.1	5.1	3.4
25	25	6.0	65	269		269	2389	472	1.5	9.8	61.0	20.1	15.3	3.5
26	26	6.6	39	213		213	2656	530	1.3	9.6	69.0	23.0	5.2	2.8
27	27	6.6	55	258		258	3024	596	1.8	10.9	69.5	22.8	4.6	3.0
28	28	6.6	31	252		252	3049	623	1.7	11.0	69.0	23.5	4.5	2.9
29	29	6.6	65	374		374	3629	724	2.4	13.1	69.4	23.1	3.8	3.7
30	30	6.9	41	358		358	3461	681	2.2	12.4	69.5	22.8	4.0	3.7
31	31	6.7	39	257		257	3582	690	2.3	12.7	70.7	22.7	3.9	2.6
32	32	6.4	109	375		375	4608	856	3.4	16.6	69.5	21.5	6.0	2.9
33	33	6.3	86	328		328	4259	821	3.2	15.5	68.7	22.1	6.5	2.7
34	34	6.4	55	293		293	3748	754	2.5	13.9	67.5	22.6	7.2	2.7
35	35	6.6	57	219		219	4056	786	2.9	14.2	71.4	23.1	3.5	2.0

# **COUNTY INFORMATION**

**(Tax Parcel Maps, Tax Bills, Taxes Summary)**

# TAX PARCEL MAP



1 inch equals 660 feet

06-06-28-000



Sections

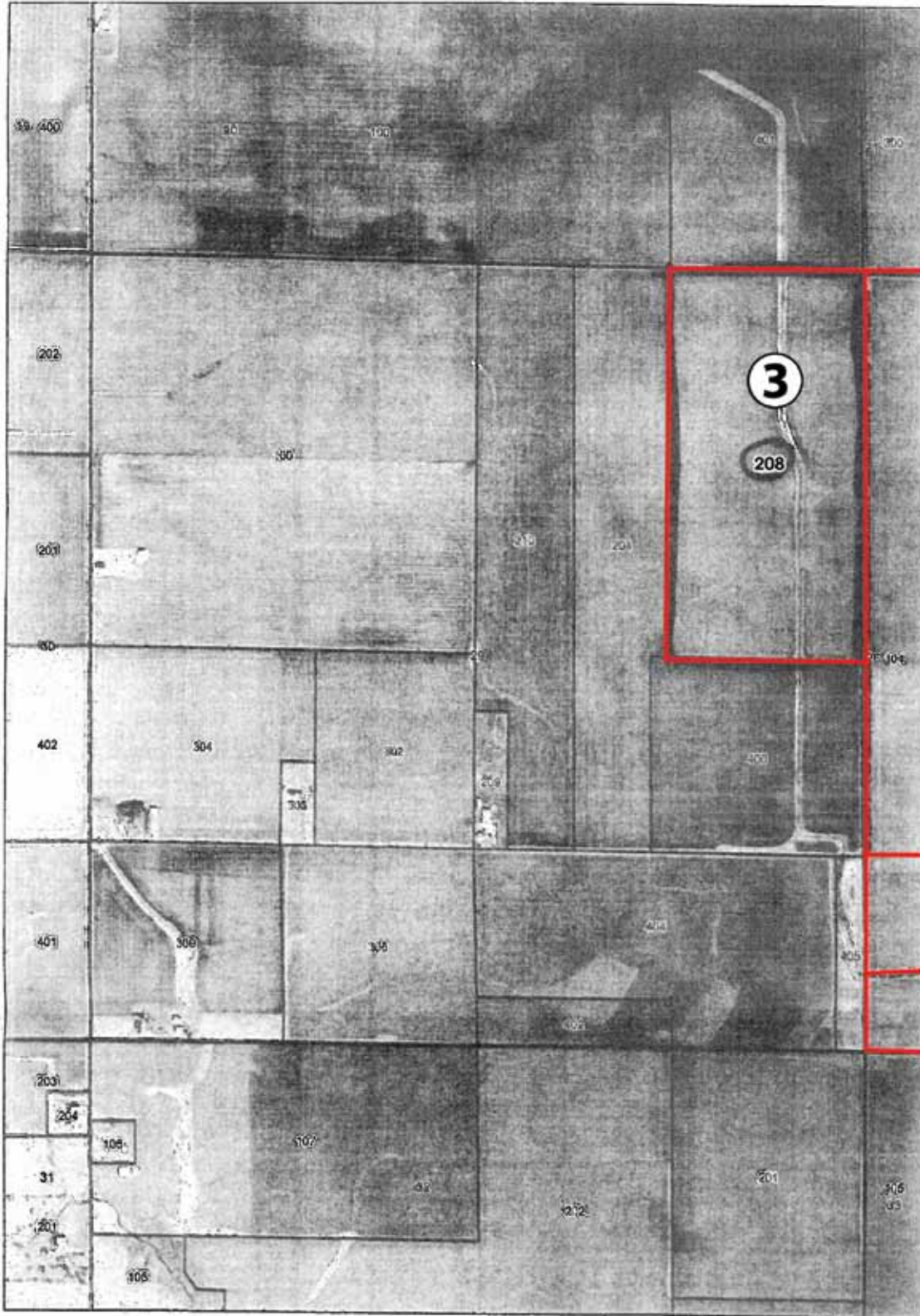
Sec 28  
Twp 14  
Range 6

Parcel Boundary

J. Creek  
Twp

Moultrie County assumes no responsibility as to the accuracy, completeness or currency of its GIS maps and/or GIS data; all information is provided on an as-is basis. Maps are built from City, State and/or federal records and are not intended to replace an accurate survey on any parcel depicted thereon. Copyright, 2008. All rights reserved.

# TAX PARCEL MAP



1 inch equals 660 feet

06-06-29-000-



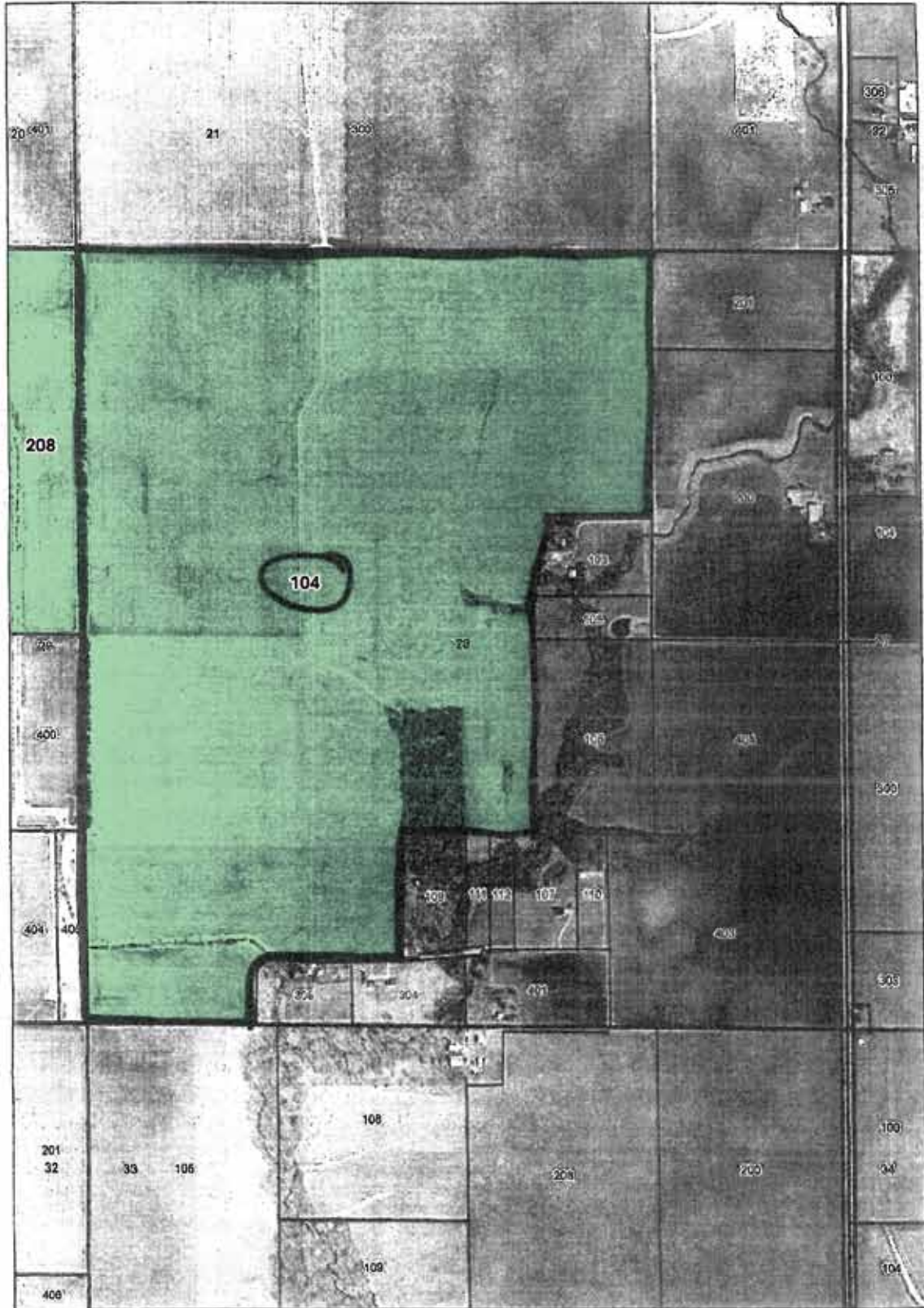
Sections

Parcel Boundary

Sec 29  
Twp 14  
Range 6

J Creek Twp.

# TAX PARCEL MAP



1 inch equals 660 feet

06-06-28-000



Sections  
Sec 28  
Twp 14  
Range 6

Parcel Boundary  
J. Creek  
TWP

# TAX PARCEL MAP



1 inch equals 660 feet

06-06-29-000-



Sections

Parcel Boundary

Sec 29  
Twp 14  
Range 6

J. Creek Twp.

# PROPERTY ASSESSMENTS

PTAX-2

Moultrie 121

## Notice of Property Assessment

**Moultrie County Assessment Office**  
Cynthia Kidwell, Chief County Assessment Officer  
10 South Main Street, Suite 8  
Sullivan, IL 61951



Sent To:



PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816

Parcel Index Number (PIN): 06-06-28-000-104  
Legal Description if PIN is unavailable:  
Sec/Lot 28 Twn 14 Rng/Blk 6  
NW1/4, PT NE1/4 PT SW1/4 PT  
W1/2 SE1/4  
7-11-08 08D-326

Acres: 381.48

### Property Value

Property Type	2010 Prior Year's Assessed Values After Equalization by Board of Review	2011 Current Year's Assessed Values Valuation Date: January 1, 2011		Percent Change in Values from Prior Year to Current Year
		Township / Multi-township Assessor	Chief County Assessment Officer	
Land Lot:				0.00 %
Farm Land:	78,749	86,626	86,626	10.00 %
Buildings:				0.00 %
Farm Buildings:				0.00 %
Totals	78,749	86,626	86,626	10.00 %
2011 Full Fair Market Value: \$	The 2011 assessed values are based upon 3 years of sales transactions from 2008-2010, and includes a local equalization factor of 1.0000 for JONATHAN CREEK township. (See Back for explanation.) Assessment changes prior to equalization will be published in the following newspaper: NEWS PROGRESS. Publication date: 2/29/2012. Price per copy: \$5.00 by mail.			
Reason for Current Year's valuation change: 1: FARM LAND REVALUE - ALL FARM LAND REVALUED PER CERTIFIED ASSESSED VALUES RECEIVED FROM ILLINOIS DEPARTMENT OF REVENUE				

### Steps to Review and Appeal Your Property's Assessment

**Step 1 - Review your property's records.**

A detailed description and assessment records of all parcels within your County are available in the Moultrie County Assessment Office during regular business hours. Property characteristics are available on the Internet at [www.moultriecountyil.com](http://www.moultriecountyil.com)

**Step 2 - Questions? Contact your assessor to discuss your property's assessment.**

If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area or an error has been made (e.g., property characteristics), you should first talk to your township or multi-township assessor, or chief county assessment officer in counties with no township organization.

Cynthia S. Kidwell, Chief County Assessment Officer  
10 South Main Street, Suite 8  
Sullivan, IL 61951  
Office Hours: 8:30 a.m. to 4:30 p.m. Mon. – Fri.  
Telephone: (217) 728-4951  
Web Site: [www.moultriecountyil.com](http://www.moultriecountyil.com)

**Step 3 - File an assessment appeal with the Board of Review.**

Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor. If you are not satisfied with that informal review, you may appeal your assessment to the Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by the CCAO in the newspaper). If you file late, your appeal will not be heard. Contact the Board of Review for Board of Review Rules, Guidelines and Procedures, and Complaint Forms.

**The deadline to file your appeal is 3/30/2012**

Board of Review  
10 South Main Street, Suite 8  
Sullivan, IL 61951

Telephone: (217) 728-4951  
Web Site: [www.moultriecountyil.com](http://www.moultriecountyil.com)

**Step 4 - Attend hearing.**

Present your evidence at board of review hearing.

**Step 5 - Notice of Final Decision by Board of Review.**

The Board of Review will mail you a notice of its decision. You have 30 days after the postmark date of the notice of the Board of Review's decision to file an appeal with the state's Property Tax Appeal Board.



# PROPERTY ASSESSMENTS

**Moultrie County Assessment Office**  
Cynthia Kidwell, Chief County Assessment Officer  
10 South Main Street, Suite 8  
Sullivan, IL 61951

## PTAX-2 Notice of Property Assessment



Sent To:

PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816

Parcel Index Number (PIN): 06-06-29-000-208  
Legal Description if PIN is unavailable:  
Sec/Lot 29 Twn 14 Rng/Blk 6  
E1/2 NE1/4;  
7-11-08 08D-326  
JC-130

Acres: 80.6

### Property Value

Property Type	2010 Prior Year's Assessed Values After Equalization by Board of Review	2011 Current Year's Assessed Values Valuation Date: January 1, 2011		Percent Change in Values from Prior Year to Current Year
		Township / Multi-township Assessor	Chief County Assessment Officer	
Land Lot:				0.00 %
Farm Land:	21,413	23,554	23,554	10.00 %
Buildings:				0.00 %
Farm Buildings:				0.00 %
Totals	21,413	23,554	23,554	10.00 %
2011 Full Fair Market Value: \$	The 2011 assessed values are based upon 3 years of sales transactions from 2008-2010, and includes a local equalization factor of 1.0000 for JONATHAN CREEK township. (See Back for explanation.) Assessment changes prior to equalization will be published in the following newspaper: NEWS PROGRESS. Publication date: 2/29/2012. Price per copy: \$5.00 by mail.			
Reason for Current Year's valuation change: 1: FARM LAND REVALUE - ALL FARM LAND REVALUED PER CERTIFIED ASSESSED VALUES RECEIVED FROM ILLINOIS DEPARTMENT OF REVENUE				

### Steps to Review and Appeal Your Property's Assessment

**Step 1 - Review your property's records.**

A detailed description and assessment records of all parcels within your County are available in the Moultrie County Assessment Office during regular business hours. Property characteristics are available on the Internet at [www.moultriecountyil.com](http://www.moultriecountyil.com)

**Step 2 - Questions? Contact your assessor to discuss your property's assessment.**

If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area or an error has been made (e.g., property characteristics), you should first talk to your township or multi-township assessor, or chief county assessment officer in counties with no township organization.

Cynthia S. Kidwell, Chief County Assessment Officer  
10 South Main Street, Suite 8  
Sullivan, IL 61951  
Office Hours: 8:30 a.m. to 4:30 p.m. Mon. – Fri.  
Telephone: (217) 728-4951  
Web Site: [www.moultriecountyil.com](http://www.moultriecountyil.com)

**Step 3 - File an assessment appeal with the Board of Review.**

Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor. If you are not satisfied with that informal review, you may appeal your assessment to the Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by the CCAO in the newspaper). If you file late, your appeal will not be heard. Contact the Board of Review for Board of Review Rules, Guidelines and Procedures, and Complaint Forms.

**The deadline to file your appeal is 3/30/2012**

Board of Review  
10 South Main Street, Suite 8  
Sullivan, IL 61951

Telephone: (217) 728-4951  
Web Site: [www.moultriecountyil.com](http://www.moultriecountyil.com)

**Step 4 - Attend hearing.**

Present your evidence at board of review hearing.

**Step 5 - Notice of Final Decision by Board of Review.**

The Board of Review will mail you a notice of its decision. You have 30 days after the postmark date of the notice of the Board of Review's decision to file an appeal with the state's Property Tax Appeal Board.

# PROPERTY TAX BILLS

## MOULTRIE COUNTY 2010 REAL ESTATE TAX BILL

Marci D. Thompson, COUNTY COLLECTOR  
10 South Main  
Suite 10  
Sullivan, IL 61951

2010

PLEASE READ the instructions on the back of this bill regarding when to pay and where to pay your taxes. Additional information is provided for changing your mailing address and tax exemptions in which you might be entitled.

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

ASSESSED TO: PROVENTUS II LLC

BILL NUMBER: 1814



PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816

PROPERTY DESCRIPTION NW1/4, PT NE1/4 PT SW1/4 PT W1/2 SE1/4 7-11-08 08D-326 JC-130		PERMANENT INDEX NUMBER 06-06-28-000-104	
LOCATION OF PROPERTY Sec/Lot    Twp    Range    Acres 28        14        6        381.480		ACRES 381.480	TAXABLE VALUE 78,749
		CLASS CODE 0021	TAX CODE 00602
TOWNSHIP JONATHAN CREEK			



RECEIPT PORTION-KEEP FOR YOUR RECORDS  
2010 MOULTRIE COUNTY REAL ESTATE TAX  
PAY TO: MOULTRIE COUNTY COLLECTOR

FORMULA FOR TAX CALCULATION - 2010

Land Lot	+	0
Farm Land	+	78,749
Buildings	+	0
Farm Buildings	+	0
B. Of R. Equalized	=	78,749
State Eq. Factors *	x	1.00000
State Eq. Value	=	78,749
Home Improvement	-	0
Owner Occupied	-	0
Elderly	-	0
Veteran	-	0
Senior Freeze	-	0
Taxable Value	=	78,749
Tax Rate	x	7.79538
Real Estate Tax	=	\$6,138.78
Drainage Tax	=	\$0.00

\* Not to be used for farm land and farm buildings  
Township Multiplier: 1.00000

INTEREST 1 1/2% PER MONTH	TOTAL TAX DUE
1977 EQUALIZED VALUE	FAIR MARKET VALUE
0	0

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
MOULTRIE COUNTY	0.88786	635.61	0.89809	707.24
- SOCIAL SECURITY	0.28151	201.53	0.26049	205.13
JONATHAN CREEK	1.52279	1,090.15	1.42080	1,118.86
- SS TWP	0.12835	91.88	0.11695	92.10
SULLIVAN FIRE	0.88107	630.75	0.85422	672.69
- SOCIAL SECURITY	0.02345	16.79	0.02273	17.90
LAKELAND 517	0.49820	356.66	0.50593	398.41
SULLIVAN UNIT 300	3.35322	2,400.54	3.40224	2,679.24
- SOCIAL SECURITY	0.29307	209.80	0.28363	223.35
JONATHAN CREEK-LOWE M	0.03055	21.87	0.03030	23.86
Total	7.90007	5,655.58	7.79538	6,138.78

FIRST INSTALLMENT DUE DATE: 6/20/2011 AMOUNT \$3,069.39

SECOND INSTALLMENT DUE DATE: 9/6/2011 AMOUNT \$3,069.39

FIRST INSTALLMENT - 2010  CHECK  CASH  BANK  OTHER

SECOND INSTALLMENT - 2010  CHECK  CASH  BANK  OTHER

1

2

BILL NUMBER	1814	FORFEITED TAXES OR YEARS	\$0.00
PERMANENT INDEX NUMBER	06-06-28-000-104	CURRENT TAX DUE	\$3,069.39
DUE DATE	6/20/2011	TAX PAYMENT-1st INST	
PAID BY OTHERS		INTEREST	COSTS
TOTAL TAX	\$6,138.78	TOTAL PAID	

BILL NUMBER	1814	FORFEITED TAXES OR YEARS	\$0.00
PERMANENT INDEX NUMBER	06-06-28-000-104	CURRENT TAX DUE	\$3,069.39
DUE DATE	9/6/2011	TAX PAYMENT-2nd INST	
PAID BY OTHERS		INTEREST	COSTS
TOTAL TAX	\$6,138.78	TOTAL PAID	

06-06-28-000-104  
PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816

06-06-28-000-104  
PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816

# PROPERTY TAX BILLS

## MOULTRIE COUNTY 2010 REAL ESTATE TAX BILL

Marci D. Thompson, COUNTY COLLECTOR  
10 South Main  
Suite 10  
Sullivan, IL 61951

2010

PLEASE READ the instructions on the back of this bill regarding when to pay and where to pay your taxes. Additional information is provided for changing your mailing address and tax exemptions in which you might be entitled.

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

ASSESSED TO: PROVENTUS II LLC

BILL NUMBER: 1815



PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816



PAID BY  
MAY 23 2011

PROPERTY DESCRIPTION E1/2 NE1/4; 7-11-08 08D-326 JC-130		PERMANENT INDEX NUMBER 06-06-29-000-208	
ACRES 80.600	TAXABLE VALUE 21,413		
CLASS CODE 0021	TAX CODE 00602		
TOWNSHIP JONATHAN CREEK			

Location of Property	Sec/Lot	Twp	Range	Acres	Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
	29	14	6	80.600	MOULTRIE COUNTY	0.88786	172.84	0.89809	192.30
					- SOCIAL SECURITY	0.28151	54.80	0.26049	55.78
					JONATHAN CREEK	1.52279	296.43	1.42080	304.24
					- SS TWP	0.12835	24.98	0.11695	25.04
					SULLIVAN FIRE	0.88107	171.51	0.85422	182.91
					- SOCIAL SECURITY	0.02345	4.56	0.02273	4.87
					LAKELAND 517	0.49820	96.98	0.50593	108.33
					SULLIVAN UNIT 300	3.35322	652.74	3.40224	728.53
					- SOCIAL SECURITY	0.29307	57.05	0.28363	60.73
					JONATHAN CREEK-LOWE M	0.03055	5.95	0.03030	6.49
					Total	7.90007	1,537.84	7.79538	1,669.22

RECEIPT PORTION-KEEP FOR YOUR RECORDS  
2010 MOULTRIE COUNTY REAL ESTATE TAX  
PAY TO: MOULTRIE COUNTY COLLECTOR

FORMULA FOR TAX CALCULATION - 2010		
Land Lot	+	0
Farm Land	+	21,413
Buildings	+	0
Farm Buildings	+	0
B. Of R. Equalized	=	21,413
State Eq. Factors *	x	1.00000
State Eq. Value	=	21,413
Home Improvement	-	0
Owner Occupied	-	0
Elderly	-	0
Veteran	-	0
Senior Freeze	-	0
Taxable Value	=	21,413
Tax Rate	x	7.79538
Real Estate Tax	=	\$1,669.22
Drainage Tax	=	\$0.00
* Not to be used for farm land and farm buildings Township Multiplier: 1.00000		
INTEREST 1 1/2% PER MONTH	TOTAL TAX DUE	\$1,669.22
1977 EQUALIZED VALUE	FAIR MARKET VALUE	0

FIRST INSTALLMENT DUE DATE: 6/20/2011 AMOUNT \$834.61

SECOND INSTALLMENT DUE DATE: 9/6/2011 AMOUNT \$834.61

FIRST INSTALLMENT - 2010  CHECK  CASH  BANK  OTHER

SECOND INSTALLMENT - 2010  CHECK  CASH  BANK  OTHER

1

2

BILL NUMBER	1815	FORFEITED TAXES OR YEARS	\$0.00
PERMANENT INDEX NUMBER	06-06-29-000-208	CURRENT TAX DUE	\$834.61
DUE DATE	6/20/2011	TAX PAYMENT-1st INST	
PAID BY OTHERS		INTEREST	COSTS
TOTAL TAX	\$1,669.22	TOTAL PAID	

BILL NUMBER	1815	FORFEITED TAXES OR YEARS	\$0.00
PERMANENT INDEX NUMBER	06-06-29-000-208	CURRENT TAX DUE	\$834.61
DUE DATE	9/6/2011	TAX PAYMENT-2nd INST	
PAID BY OTHERS		INTEREST	COSTS
TOTAL TAX	\$1,669.22	TOTAL PAID	

06-06-29-000-208  
PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816

06-06-29-000-208  
PROVENTUS II LLC  
% FARMLAND MANAGEMENT SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816

# LEGAL DESCRIPTION

Legal:

Tract A:

The East Half of the Northeast Quarter of Section 29, Township 14 North, Range 6 East of the Third Principal Meridian, situated in Moultrie County, Illinois, said Tract "A" containing 80.60 acres, more or less, as per Plat of Survey of James M. Whitkanack, Illinois Professional Land Surveyor, dated October 25, 2004 and recorded November 3, 2004 as Document No. 273487 on Card No. JC-130 of Plats, Cabinet B-160 at the County Recorder's Office of Moultrie County, Illinois.

Tract B:

A part of Section 28, Township 14 North, Range 6 East of the Third Principal Meridian, situated in Moultrie County, Illinois and being more particularly described as:

Beginning at the Northwest corner of said Section 28, said point being an iron pin found per Monument Record 1 Page 154 in the records of the Moultrie County Recorder's Office; thence South 89 degrees 58 minutes 41 seconds East 2658.68 feet to the Northeast corner of the Northwest Quarter of said Section 28, said point being an iron pin found with an Illinois Division of Highways cap per Monument Record 1 Page 233 in the records of the Moultrie County Recorder's Office; thence continuing South 89 degrees 58 minutes 41 seconds East 1328.67 feet to the Northeast corner of the West Half of the Northeast Quarter of said Section 28, said point being an iron pin with cap number 3367; thence South 0 degrees 16 minutes 04 seconds East 1826.41 feet along the East line of the West Half of the Northeast Quarter of said Section 28 to an iron pin with cap number 3367, said point being the Northeast corner of a tract of land surveyed by Illinois Registered Land Surveyor Number 1777 as shown on Plat of Survey recorded on Survey Card JC-88 in the records of the Moultrie County Recorder's Office; thence South 89 degrees 48 minutes 10 seconds West 695.89 feet measured dimension (696.58 feet recorded dimension) to an iron pin found; thence South 13 degrees 09 minutes 21 seconds West 558.55 feet measured dimension (557.78 feet recorded dimension) to the Northwest corner of a tract of land surveyed by Illinois Professional Land Surveyor Number 2442 as shown on Plat of Survey recorded on Survey Card JC-108 in the records of the Moultrie County Recorder's Office; thence South 0 degrees 17 minutes 37 seconds East 1617.37 feet (measured and recorded dimension) along the West Line of said tract recorded on Survey Card JC-108 in the records of the Moultrie County Recorder's Office to an iron pin found; thence North 89 degrees 38 minutes 24 seconds West 933.32 feet (measured and recorded dimension) to an iron pin found at the Northwest corner of Tract VIII per said Plat of Survey recorded on Survey Card JC-108 in the records of the Moultrie County Recorder's Office; thence South 0 degrees 19 minutes 08 seconds East 887.97 feet along the extended West line of said Tract VIII to point on the North line of a Tract of Land surveyed by Illinois Registered Land Surveyor as shown on Plat of Survey on Survey Card JC-87 in the records of the Moultrie County Recorder's Office; thence North

Legal Cont'd:

89 degrees 55 minutes 28 seconds West 215.30 feet; thence South 89 degrees 31 minutes 09 seconds West 129.97 feet; thence South 89 degrees 30 minutes 42 seconds West 232.00 feet; thence North 88 degrees 12 minutes 28 seconds West 214.23 feet; thence North 88 degrees 14 minutes 48 seconds West 117.08 feet; thence South 64 degrees 03 minutes 22 seconds West 71.34 feet; thence South 50 degrees 31 minutes 22 seconds West 39.30 feet; thence South 10 degrees 05 minutes 37 seconds West 60.85 feet; thence South 2 degrees 04 minutes 32 seconds West 316.47 feet to a point on the South line of the Southwest Quarter of said Section 28; thence North 89 degrees 32 minutes 43 seconds West 1189.42 feet to the Southwest corner of said Section 28, said point being an iron pin found per Plat of Survey by Illinois Professional Land Surveyor Number 2442 Recorded on Survey Card Number JC-109; thence North 0 degrees 32 minutes 25 seconds West 2636.99 feet to the Northwest corner of the Southwest Quarter of said Section 28, said point being a stone found per Plat of Survey by Illinois Professional Land Surveyor Number 2442 Recorded on Survey Card Number JC-109; thence North 0 degrees 17 minutes 32 seconds West 2652.24 feet to the Point of Beginning, said Tract "B" containing 381.48 acres, more or less, as per Plat of Survey of James M. Whitkanack, Illinois Professional Land Surveyor, dated October 25, 2004 and recorded November 3, 2004 as Document No. 273487 on Card No. JC-130 of Plats, Cabinet B-160 at the County Recorder's Office of Moultrie County, Illinois.



# FSA INFORMATION

# FSA FORM 156EZ

Illinois  
Moultrie  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3613  
Prepared: 7/6/12 3:01 PM  
Crop Year: 2012  
Page: 1 of 1

<b>Operator Name</b> ABK CO	<b>Farm Identifier</b> Not Applicable	<b>Recon Number</b>
--------------------------------	--	---------------------

**Farms Associated with Operator:**  
None

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
450.5	427.2	427.2	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	FAV/WR History	ACRE Election	
0.0	0.0	427.2	0.0	0.0	0.0	N	None	

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	21.3	0.0	0.0	60	65	0.0	0.0
CORN	203.0	0.0	0.0	119	151	0.0	0.0
SOYBEANS	200.1	0.0	0.0	42	50	0.0	0.0
<b>Total Base Acres:</b>	424.4						

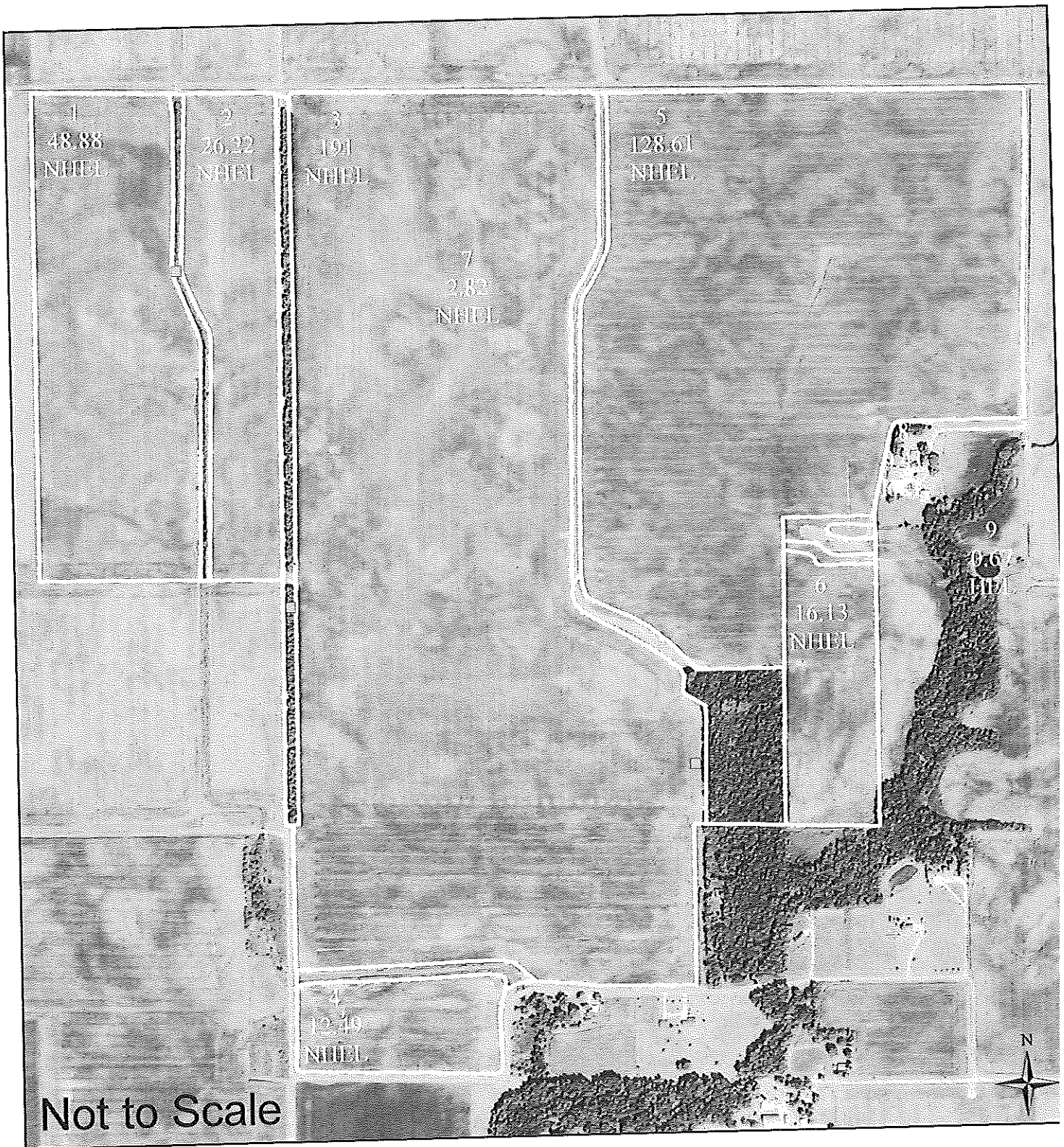
<b>Tract Number:</b> 3532	<b>Description:</b> H8-1	<b>FAV/WR History</b>
<b>BIA Range Unit Number:</b>		N
<b>HEL Status:</b> HEL: conservation system is being actively applied		
<b>Wetland Status:</b> Wetland determinations not complete		
<b>WL Violations:</b> None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
450.5	427.2	427.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	427.2	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	21.3	60	65	0.0	0.0	0	0.0	0.0
CORN	203.0	119	151	0.0	0.0	0	0.0	0.0
SOYBEANS	200.1	42	50	0.0	0.0	0	0.0	0.0
<b>Total Base Acres:</b>	424.4							

**Owners:** PROVENTUS II LLC  
**Other Producers:** None





Not to Scale



United States Department of Agriculture  
Farm Service Agency

July 06, 2012

## Moultrie County, IL

**Farm: 3613**  
**Tract: 3532**

- GIS\_IL.SDE.Wet\_P\_i1139  
Wetland Determination Identifiers
- Restricted Use
  - ▽ Limited Restrictions
  - Exempt from Conservation Compliance F

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland

U.S. Department of Agriculture  
Farm Service Agency  
2012-DCP CCC-509B Worksheet

State: Illinois  
County: Moultrie  
County Office: Moultrie County Farm Service Agency

Crop	Base Acres	Payment Acres	Direct Yield	CCC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
<b>Farm 3613</b>									
Corn	203.0	172.6	119	151	0.28	ABK CO	OP	100%	\$5,751
Soybeans	200.1	170.1	42	50	0.44	ABK CO	OP	100%	\$3,143
Wheat	21.3	18.1	60	65	0.52	ABK CO	OP	100%	\$565
Total:									\$9,459

7/6/12 3:02 PM

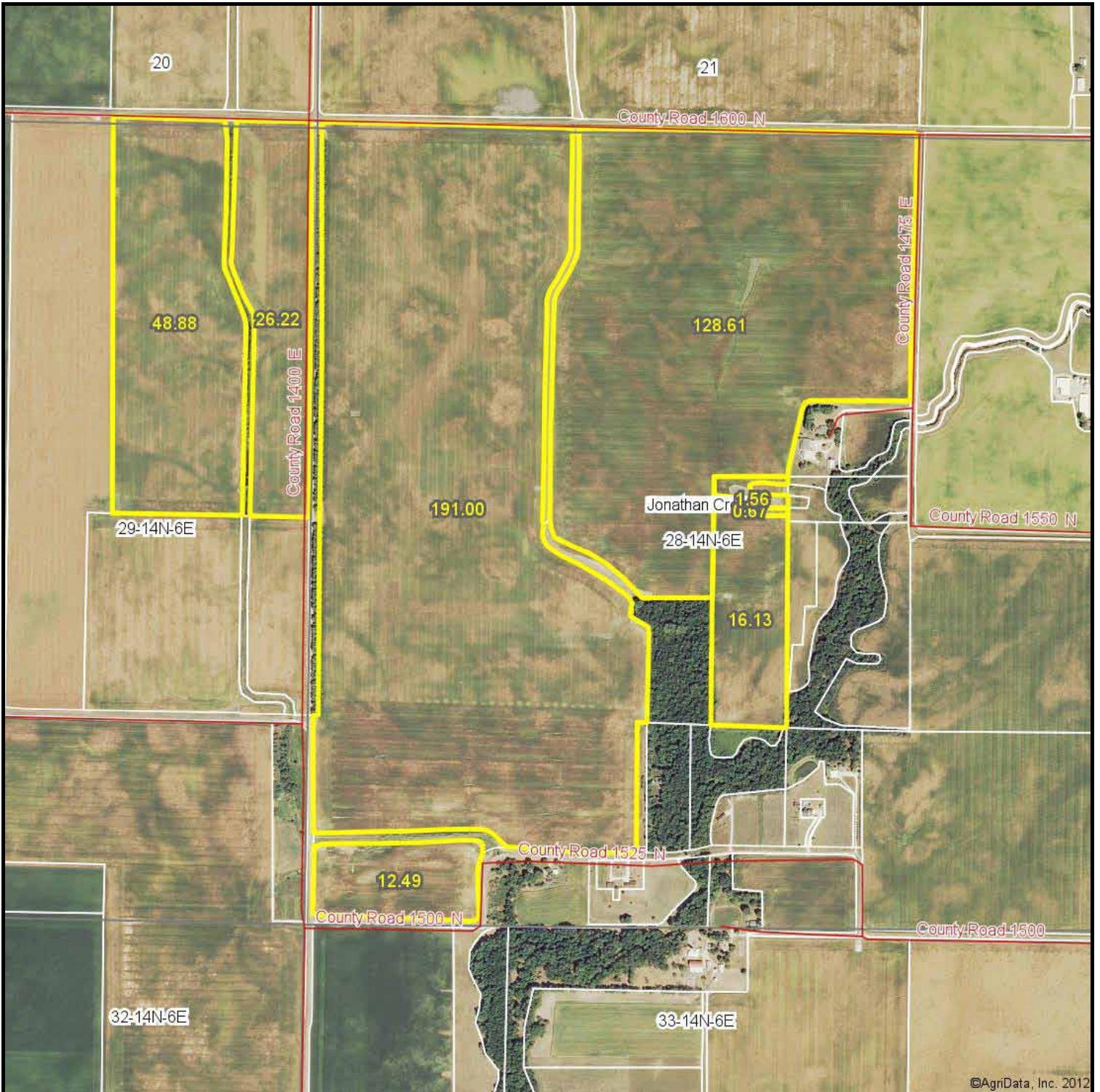
Page 1 of 1

**Disclaimer:**

The direct payment amounts reflected on this statement are based on 2012-DCP payment rates. The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares. The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

**Note:** Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.

# Aerial Map



©AgriData, Inc. 2012



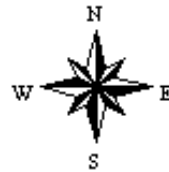
Maps provided by:



©AgriData, Inc. 2012  
www.AgriDataInc.com

**28-14N-6E**  
**Moultrie County**  
**Illinois**

map center: 39° 37' 45.39, 88° 32' 30.44  
scale: 12501



5/25/2012



# **PRELIMINARY TITLE COMMITMENT**

**SCHEDULE A - COMMITMENT FOR TITLE INSURANCE**

FILE NUMBER: 182611 (IL)



Knight Barry Title, Inc.  
330 E. Kilbourn Ave., Suite 925  
Milwaukee, WI 53202  
(414)727-4545 Fax: (414)727-4411

Refer Inquiries to: Nicole M. Baldewicz and  
Elizabeth Peetz

Version/Revision Date: July 19, 2012

Prepared for: Cynthia Vick  
Quarles & Brady LLP  
411 East Wisconsin Avenue, Suite 2040  
Milwaukee, Wisconsin 53202-4497  
cynthia.vick@quarles.com

Effective Date: July 9, 2012 at 08:00 AM

1. Policy (or Policies) to be issued:

(a) ALTA Owner’s Policy (6/17/2006) Proposed Insured:

Policy Amount:  
\$To be determined

**A legally qualified grantee to be named**

(b) ALTA Loan Policy (6/17/2006) Proposed Insured:

Policy Amount not to exceed:  
\$0.00

**None**

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date of record in:

**Proventus II, L.L.C., a Delaware limited liability company**

3. The land referred to in the Commitment is described as follows:

**See Exhibit A**



Knight-Barry Title, Inc.  
 330 E Kilbourn Ave, Suite 925  
 Milwaukee, WI 53202  
 (414) 727-4545 Fax: (414) 727-4411

**Exhibit A – Legal Description**

Tract I:

The East Half of the Northeast Quarter of Section 29, Township 14 North, Range 6 East of the 3rd P.M., Moultrie County, Illinois. Also being described as:

Beginning at the Northeast corner of said Section 29, said point being an iron pin found per Monument Record 1 – Page 154 in the records of Moultrie County Recorder's Office; thence South 0°17'32" East – 2652.24 feet to the Southeast corner of the Northeast Quarter of said Section 29, said point being a stone found per Plat of Survey by Illinois Professional Land Surveyor number 2442 Recorded on Survey Card number JC-109; thence North 89°40'35" West – 1323.68 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 29 said point being an iron pin with cap number 3367; thence North 0°17'54" West – 2651.99 feet to an iron pin found at the Northwest corner of the East Half of the Northeast Quarter of said Section 29; thence South 89°41'14" East – 1323.96 feet to the Point of Beginning.

Tract II:

A part of Section 28, Township 14 North, Range 6 East of the 3rd P.M., Moultrie County, Illinois, being more particularly described as:

Beginning at the Northwest corner of said Section 28, said point being an iron pin found per Monument Record 1, page 154 in the records of the Moultrie County Recorder's Office; thence South 89°58'41" East, 2658.68 feet to the Northeast corner of the Northwest Quarter of said Section 28, said point being an iron pin found with an Illinois Division of Highway cap per Monument Record 1, page 233 in the records of the Moultrie County Recorder's Office; thence continuing South 89°58'41" East, 1328.67 feet to the Northeast corner of the West Half of the Northeast Quarter of said Section 28, said point being an iron pin with Cap No. 3367; thence South 0°16'04" East 1826.41 feet along the East line of the West Half of the Northeast Quarter of said Section 28 to an iron pin with Cap No. 3367, said point being the Northeast corner of a tract of land surveyed by Illinois Registered Land Surveyor No. 1777 as shown on the Plat of Survey recorded on Survey Card JC-88 in the records of the Moultrie County Recorder's Office; thence South 89°48'10" West, 695.89 feet measured dimension (696.58 feet recorded dimension) to an iron pin found; thence South 13°09'21" West, 558.55 feet measured dimension (557.78 feet recorded dimension) to the Northwest corner of a tract of land surveyed by Illinois Professional Land Surveyor No. 2442 as shown on Plat of Survey recorded on Survey Card JC-108 in the records of the Moultrie County Recorder's Office; thence South 0°17'37" East, 1617.37 feet (measured and recorded dimension) along the West line of said tract recorded on Survey Card JC-108 in the records of the Moultrie County Recorder's Office, to an iron pin found; thence North 89°38'24" West, 933.32 feet (measured and recorded dimension) to an iron pin found at the Northwest corner of Tract VIII per said Plat of Survey recorded on Survey Card JC-108 in the records of the Moultrie County Recorder's Office; thence South 0°19'08" East, 887.97 feet along the extended West line of said Tract VIII to point on the North line of a tract of land surveyed by Illinois Registered Land Surveyor as shown on Plat of Survey on Survey Card JC-87 in the records of the Moultrie County Recorder's Office; thence North 89°55'28" West, 215.30 feet; thence South 89°31'09" West, 129.97 feet; thence South 89°30'42" West, 232.00 feet; thence North 88°12'28" West, 214.23 feet; thence North 88°14'48" West, 117.08 feet; thence South 64°03'22" West, 71.34 feet; thence South 50°31'22" West, 39.30 feet; thence South 10°05'37" West, 60.85 feet; thence South 2°04'32" West, 316.47 feet to a point on the South line of the Southwest Quarter of said Section 28; thence North 89°32'43" West, 1189.42 feet to the Southwest corner of said Section 28, said point being an iron pin found per Plat of Survey by Illinois Professional Land Surveyor No. 2442 recorded on Survey Card No. JC-109; thence North 0°32'25" West, 2636.99 feet to the Northwest corner of the Southwest Quarter of said Section 28, said point being a stone found per Plat of Survey by Illinois Professional Land Surveyor No. 2442 recorded on Survey Card No. JC-109; thence North 0°17'32" West, 2652.24 feet to the point of beginning; Excepting all mineral rights, including but not limited to oil and gas lying beneath and recovered from the property above described, and including royalties, underlying the land and all rights and easement in favor of the estate of said oil and gas and other minerals, as reserved and set forth in Volume 99 of Deeds, Page 405, and in Book 43, Page 184.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Key Numbers: 06-06-29-000-208 (Tract I) and 06-06-28-000-104 (Tract II)

## SCHEDULE B – SECTION I REQUIREMENTS

FILE NUMBER: 182611 (IL)



Knight Barry Title, Inc.  
330 E. Kilbourn Ave., Suite 925  
Milwaukee, WI 53202  
(414)727-4545 Fax: (414)727-4411

Refer Inquiries to: Nicole M. Baldewicz and  
Elizabeth Peetz

Version/Revision Date: July 19, 2012

The following are the requirements to be complied with:

- a. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- b. Payment to the Company of the premiums, fees and charges for the policy:
- c. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
  1. Deed from Proventus II, L.L.C., a Delaware limited liability company, to be signed by Oliver Williams, as president and sole manager, to A legally qualified grantee to be named.
  2. We should be furnished with satisfactory evidence that the proposed conveyance has been approved by all of the members/managers of Proventus II, L.L.C., which approval should name the person, and the person's capacity, authorized to execute the deed.
  3. The land described in Schedule "A" either is unsubdivided property or constitutes part of a subdivided lot. As a result, an executed Plat Act Affidavit should accompany any instrument of conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act, (765 ILCS 205/1 et seq.).
- d. We should be furnished a statement that there is not property manager employed to manage the land, or in the alternative, a final lien waiver from any such property manager.
- e. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
- f. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
- g. The amount of insurance shown on Schedule A must be increased to an amount equivalent to the full value of the subject premises before the policy will be issued. At such time, an additional charge will be made in conformity with established rates.



## SCHEDULE B – SECTION II EXCEPTIONS

FILE NUMBER: 182611 (IL)



Knight Barry Title, Inc.  
330 E. Kilbourn Ave., Suite 925  
Milwaukee, WI 53202  
(414)727-4545 Fax: (414)727-4411

Refer Inquiries to: Nicole M. Baldewicz and  
Elizabeth Peetz

Version/Revision Date: July 19, 2012

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the date of the policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Taxes for the year 2012 are a lien, but not yet due and payable.

Taxes for the year 2011:

Parcel No. 06-06-29-000-208.

E NE 08D-326 JC-130. (Affects Tract 1)

First Installment in the amount of \$1,669.22, shows Paid.

Second Installment in the amount of \$1,669.22, shows Due and Payable, delinquent after September 6, 2012.

Assessed in the name of Proventus II LLC.

Address currently known as: Not Available, .

NOTE: For purposes of P-TAX Form completion, the following exemptions were shown on the 2011 tax bill:

General/Alternative \$0.00.

Senior Citizens \$0.00.

Senior Citizens Assessment Freeze \$0.00.

Parcel No. 06-06-28-000-104.

NW; Pt NE; Pt SW; W SE 08-D326- JC-130. (Affects Tracts 2.)

First Installment in the amount of \$6,138.78, shows Paid.

Second Installment in the amount of \$6,138.78, shows Due and Payable, delinquent after September 6, 2012.

Assessed in the name of Proventus II, LLC.

Address currently known as: Not Available.

10. Special assessments and special taxes, if any.
11. Easements for public and quasi-public utilities, if any.
12. Rights of the public, State of Illinois, the County, the Township and the Municipality in and to that part of the premises in question taken, used or dedicated for roads and highways.
13. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any, including but not limited to Instrument recorded August 19, 1994 as Document No. 238571.
14. Terms and provisions of the Agricultural Sublease from Farmland Management Services, Lessor, to ABK Company, Lessee, dated December 29, 2009 and all rights thereunder of; and all acts done or suffered thereunder by said lessee or any parties claiming by, through or under said lessee.
15. Easement for a drainage ditch, for the benefit of the premises and the land adjoining to the South, as contained in Agreement recorded July 18, 1961 in Record Book 26, page 451 as Document No. 118112; over and across a portion of the premises; and with the terms, provisions, conditions and obligations contained therein.
16. Telephone Easement in favor of General Telephone Company of Illinois, its successors and assigns, as granted by Instrument dated March 30, 1970 and recorded May 19, 1970 in Miscellaneous Record Book 39, page 292 as Document No. 139423, over and across a portion of the premises; and with the terms and provisions therein contained.

ALTA TITLE COMMITMENT (6/17/2006) underwritten by Commonwealth Land Title Insurance Company

17. Electric Easement in favor of Coles-Moultrie Electric Cooperative, its successors and assigns, as granted by Instrument dated July 23, 1976 and recorded July 30, 1976 in Miscellaneous Record Book 50, page 104 as Document No. 154579, over and across a portion of the premises; and with the terms and provisions therein contained.
18. Electric Easement in favor of Coles-Moultrie Electric Cooperative, its successors and assigns, as granted by Instrument dated January 22, 1940 and recorded August 25, 2005 as Miscellaneous Document No. 276595, over and across a portion of the premises; and with the terms and provisions therein contained.
19. Overflow rights of the United States of America, in and to that part of the premises lying within FI Tract 2118E-1 and 2118E-2 and land adjoining said FI Tract, in connection with the operation and maintenance of Shelbyville Reservoir Project, as provided in Flowage Easement Deed recorded December 30, 1899 in Book 137, page 356 as Document No. 133814; and with rights, terms, provisions, and conditions contained therein.

**THE FOLLOWING ITEMS ARE FOR INFORMATION ONLY**

---

- INFORMATIONAL NOTE: Be advised that the "Good Funds" section of the Illinois Title Insurance Act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow when the settlement agent is located in Illinois. Please contact Knight Barry Title, Inc.; 330 East Kilbourn Avenue, Suite 925, Milwaukee, WI; Telephone: 414-727-4545, regarding the application of this new law to your transaction.

If applicable, copies of this commitment have been sent to:

Matt Heinke: [Matthew.Heinke@quarles.com](mailto:Matthew.Heinke@quarles.com)  
[JNeyhard@HNRG.COM](mailto:JNeyhard@HNRG.COM)  
[mjlauher@aol.com](mailto:mjlauher@aol.com)  
[rd@schraderauction.com](mailto:rd@schraderauction.com)  
[TGasca@hnr.com](mailto:TGasca@hnr.com)

**\*\*\*\*\*Customer Information\*\*\*\*\***

As of July 19, 1995, pursuant to Bill, Public Act 87-1197, all documents recorded within the State of Illinois must meet the following requirements:

- \*\*The document shall consist of one or more individual sheets measuring 8.5 inches by 11 inches, not permanently bound and not a continuous form. Graphic displays accompanying a document to be recorded that measures up to 11 inches by 17 inches shall be recorded without charging an additional fee;
- \*\*The document shall be legibly printed in black ink, by hand, typewritten or computer generated, in at least 10 point type. Signatures and dates may be in contrasting colors as long as they will reproduce clearly;
- \*\*The document shall be on white paper of not less than 20 pound weight and have a clean margin of at least 1/2 inch on the top, bottom and each side. Margins may be used only for non-essential notations which will not affect the validity of the document, including but not limited to form numbers, page numbers, and customer notations;
- \*\*The first page shall contain a blank space in the upper right hand corner measuring at least 3 inches by 5 inches;
- \*\*The document shall not have any attachment stapled, taped or otherwise affixed to any page.

Note: The recorder's offices throughout the State of Illinois will accept all documents for recordation. Those that do not meet the requirements of the bill will cost double the recording fee to record.

- For all Illinois property: For commitment only:

Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Until July 1, 2013, satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

Note for information:

The State of Illinois has enacted legislation that amends the Title Insurance Act (215 ILCS 155/ et al) to require that all parties of residential transactions, and non-residential real estate transactions of under \$2,000,000.00, to receive Closing Protection Letters.

Rule-making promulgated in connection with the legislation, establishes minimum charges for the issuance of the Closing Protection Letters, as follows:

For all refinance transaction these charges will apply:  
 Lender(s) - \$25.00; Borrower - \$50.00

For all purchase transactions these charges will apply:  
Lender(s) - \$25.00; Buyer - \$25.00; Seller - \$50.00.

This legislation is effective January 1, 2011. The charges mentioned above will apply to all transactions scheduled to close after December 31, 2010.

The coverage afforded by this commitment and any policy issued pursuant thereto shall not commence prior to the date on which all charges properly billed to the Company have been paid.

# MINERAL RIGHT EXCEPTION INFORMATION

Vol. 99 Deeds, pg. 405

(Re: Vol. 43 Misc., 184)

Property #13691

THIS INDENTURE, WITNESSETH: That the Grantor, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation duly organized and existing under and by virtue of the laws of the State of New Jersey, having its principal office in the City of Newark, County of Essex and State of New Jersey, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid the receipt whereof is hereby acknowledged, conveys and quit claims to JOHN BINDER, of Hammond, Illinois, all its right, title and interest in and to the one-sixteenth of all oil and gas lying beneath and recovered from the property hereinafter described the same being that interest in oil and gas reserved to the PRUDENTIAL INSURANCE COMPANY OF AMERICA in Deed dated January 16, 1939 and recorded in Vol. 88 of Deeds, on Page 556 covering the following described real estate situated in the County of Moultrie and State of Illinois, to-wit:

The east half of the Northwest quarter and the West half of the Northeast quarter and the Northwest quarter of the Southeast quarter and Lots 1, 2, and 3 of the Southwest quarter of the Southeast quarter; in Section twenty eight (28) Township Fourteen (14) North, Range six (6) East; containing in all 218 acres, more or less.

(Cancelled Stamps \$165)

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed by its Vice President, attested by its Assistant Secretary and its corporate seal to be hereto affixed this 17th day of December, 1946.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,

By J. A. Amerman  
Vice President

Checked  
JDF  
Approved  
TPS

ATTEST:

G. H. Bostock  
Assistant Secretary

STATE OF NEW JERSEY )  
                                  )SS  
COUNTY OF ESSEX     )

I, John D. Fischbeck, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. A. Amerman personally known to me to be the Vice President of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation, and G. H. Bostock personally known to me to be the Assistant Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of December, 1946.

(Notarial Seal)

John D. Fischbeck  
Notary Public

My commission expires: February 2, 1947

No. 75239

Filed for record this 11th day of January A. D. 1947 at 10:50 o'clock A. M.  
Stanley R. Davis, Recorder

Property No. 13691

STATE OF ILLINOIS <sup>(43748)</sup>  
MOULTRIE COUNTY } ss No.       

This instrument of writing was filed  
for record this 9<sup>th</sup> day of June  
A. D. 1972 at 9:25 o'clock  
A.M., and duly recorded in Vol. 43  
of Mass. on Page 184  
Lowell L. Kidwell  
Recorder of Deeds

NOTICE OF CLAIM OF INTEREST

STATE OF ILLINOIS )  
                          ) SS.:  
COUNTY OF COOK    )

I, Henry J. Herpel, being of legal age and duly sworn on oath, depose and say as follows:

1. That I am a Vice President of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation.
2. That I am authorized to execute this instrument on its behalf.
3. That I have full knowledge of all the facts and circumstances relating to the matters herein recited and that all statements made herein are true and correct.
4. That THE PRUDENTIAL INSURANCE COMPANY OF AMERICA has its principal offices at Prudential Plaza, Newark, New Jersey, 07101 and its local offices at Prudential Plaza, Chicago, Illinois 60601.
5. That THE PRUDENTIAL INSURANCE COMPANY OF AMERICA desires to preserve and does not intend to abandon the following described interest in oil, gas or associated hydrocarbons (liquid or gaseous):

There is excepted and reserved to The Prudential Insurance Company of America, its successors or assigns, 1/16 of all oil and gas lying beneath and recovered from the property below described, meaning 1/2 of lessor's 1/8 royalties, but not including delay rentals and bonuses, under all oil and gas leases now in existence or which may be made hereafter on said property, and also meaning a full 1/16 of the oil and gas underlying said property in the event the parties of the second part, their grantees, heirs and devisees, shall convey said oil and gas by mineral deed.

to be produced from the following described land located in Moultrie County, Illinois:

East 1/2 of Northwest 1/4 and West 1/2 of Northeast 1/4 and Northwest 1/4 of Southeast 1/4 and lots 1, 2 and 3 of Southwest 1/4 of Southeast 1/4 in Section 28, Township 14 North, Range 6 East containing in all 218 acres.

6. This instrument is being filed in connection with Section 198 of Chapter 30 of the Illinois Revised Statutes.

Subscribed and sworn to before me, a Notary Public, this 31<sup>st</sup> day of May, 1972.

My commission expires: 12-29-73

Henry J. Herpel  
Edith A. Erickson  
Notary Public EDITH A. ERICKSON



# **INDIVIDUAL TRACT INFORMATION**

# TRACT 1







# TRACT 2





# TRACT 3





# TRACT 4





# TRACT 5







SOUTHEAST OF DECATUR, ILLINOIS • MOULTRIE COUNTY

ILLINOIS FARMLAND

AUCTION

462<sup>±</sup>  
Acres

In 5 Tracts

- Excellent Drummer, Milford & Flanagan Soils
- All Contiguous - Mostly Cropland Acres
- Great Investment Opportunity
- Level Fields with Access to Drainage



 **SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709 | [SchraderAuction.com](http://SchraderAuction.com)

**Thursday, August 9 • 2:00pm**

Held at Yoder's Country Kitchen - Arthur, IL

 **SCHRADER**  
*Real Estate and Auction Company, Inc.*

SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

