

*Important*

**The Noah P.  
Hermie Estate**

**ILLINOIS LAND**

**WHITESIDE COUNTY**

# AUCTION

**320<sup>±</sup>  
Acres**

**Offered in 5 Tracts**

- Impressive Half Section
- Level/Nearly Level with Good Drainage Outlet
- Minutes from Sterling/Rock Falls, IL
- Well Maintained Country Home & Outbuildings

# INFORMATION BOOKLET

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

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



*A High Percentage of Tillable Acres During a Period of  
Strong Commodity Prices Providing Excellent Income Potential!*

**MONDAY, SEPTEMBER 10TH • 6:00PM**

HELD AT ARNIE'S HAPPY SPOT - DEER GROVE, 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](http://SchraderAuction.com)

# INFORMATION BOOKLET INDEX

- Bidder Pre-Registration & Online Bidding Form
- Area Maps
- Tract Map
- Soil Maps
- County Information  
(Tax Parcel Maps, Tax Bills)
- FSA Information
- Preliminary Title Work
- Individual Tract Information





**AUCTION  
ATTENDEE**

# **BIDDER PRE-REGISTRATION FORM**

**320 ACRES - WHITESIDE COUNTY, ILLINOIS  
MONDAY, SEPTEMBER 10, 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 Tuesday, September 4, 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: \_\_\_\_\_

**Please remove and fax to 260-244-4431 or Email to: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)**



**Online Auction Bidder Registration  
320 Acres • Whiteside County, Illinois  
Monday, September 10, 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:

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

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, September 10, 2012 at 6:00 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), Tuesday, September 4<sup>th</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.***

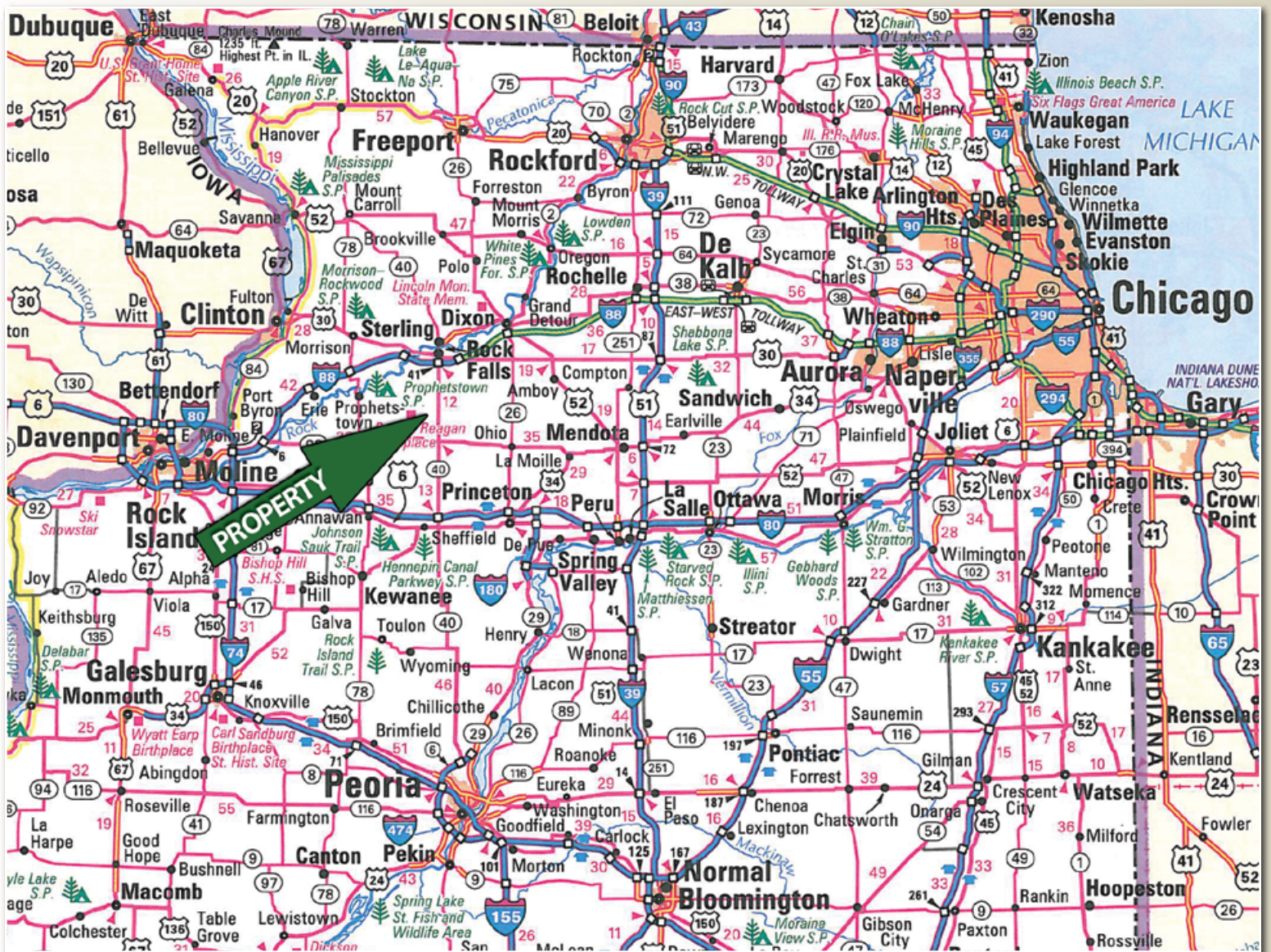
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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

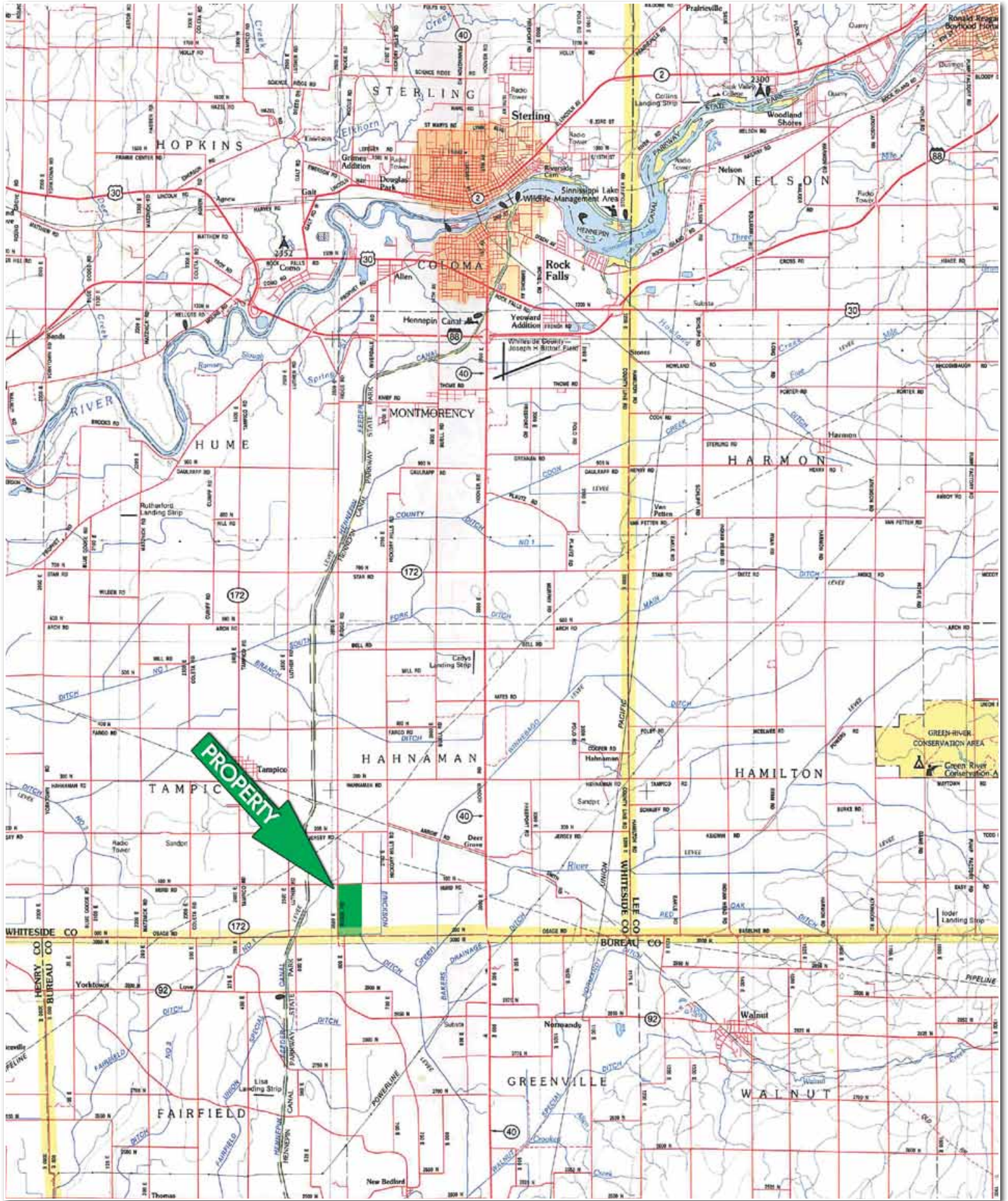
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com.



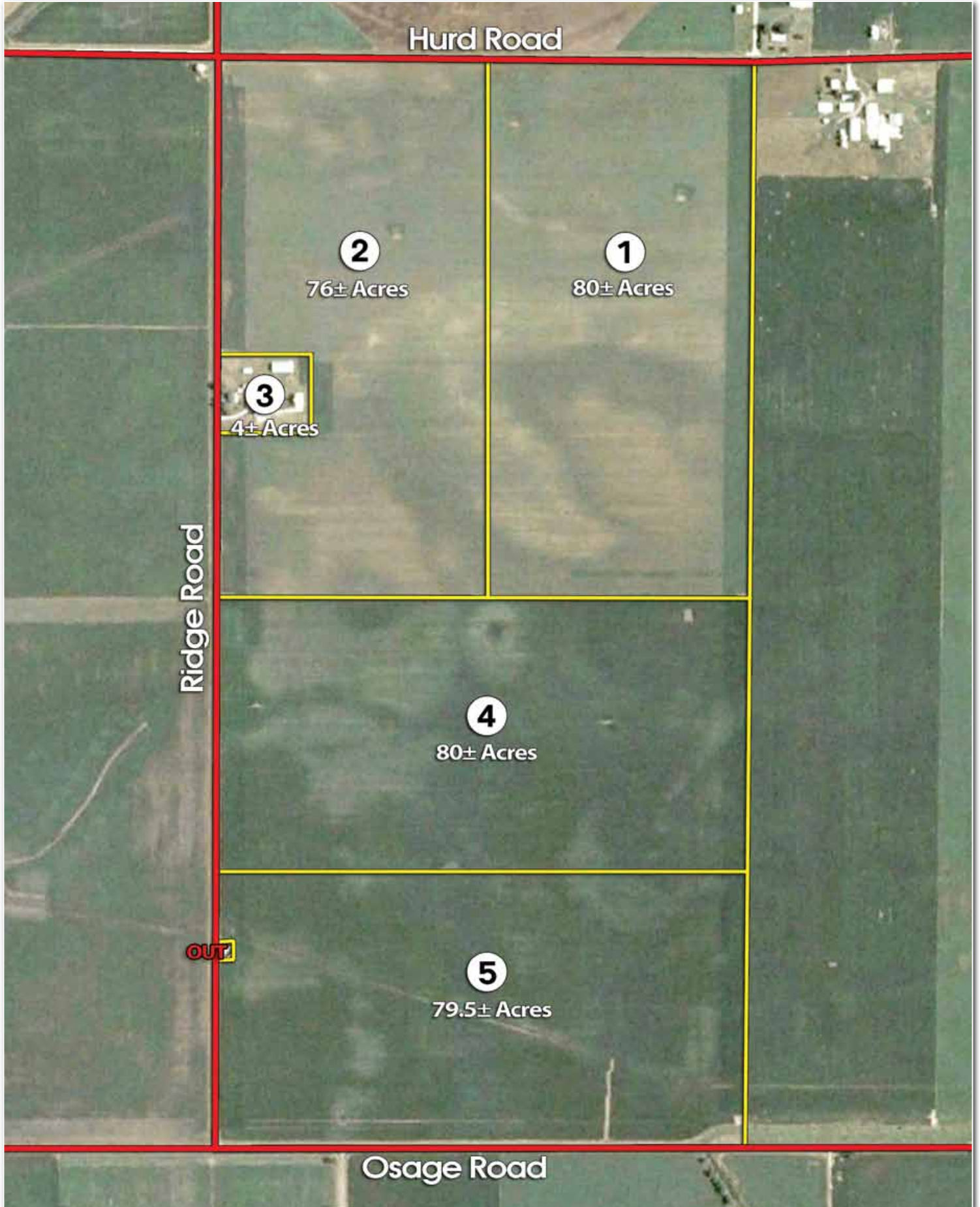
# AREA & TRACT MAPS



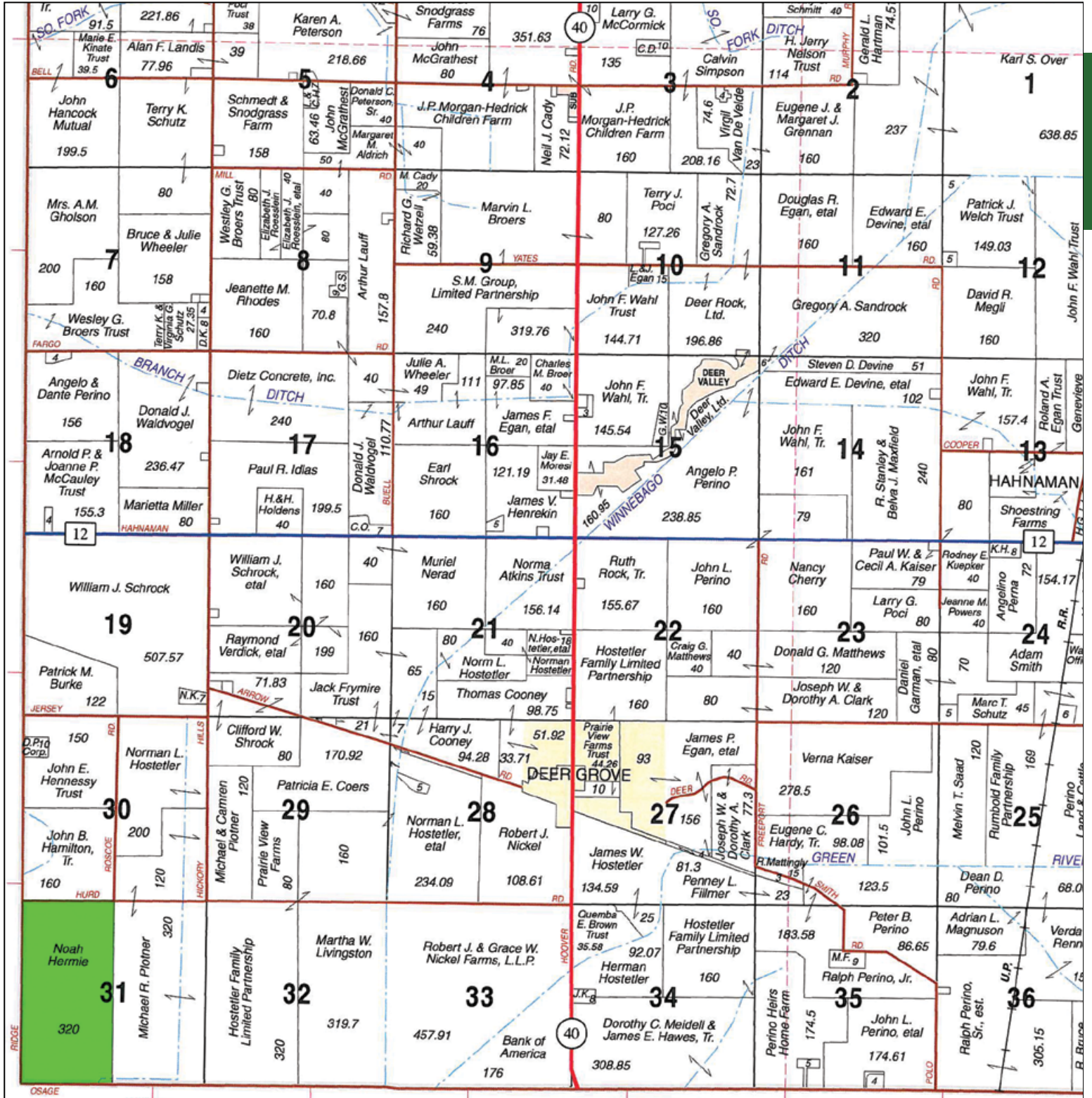
# LOCATION MAP



# UPDATED TRACT MAP

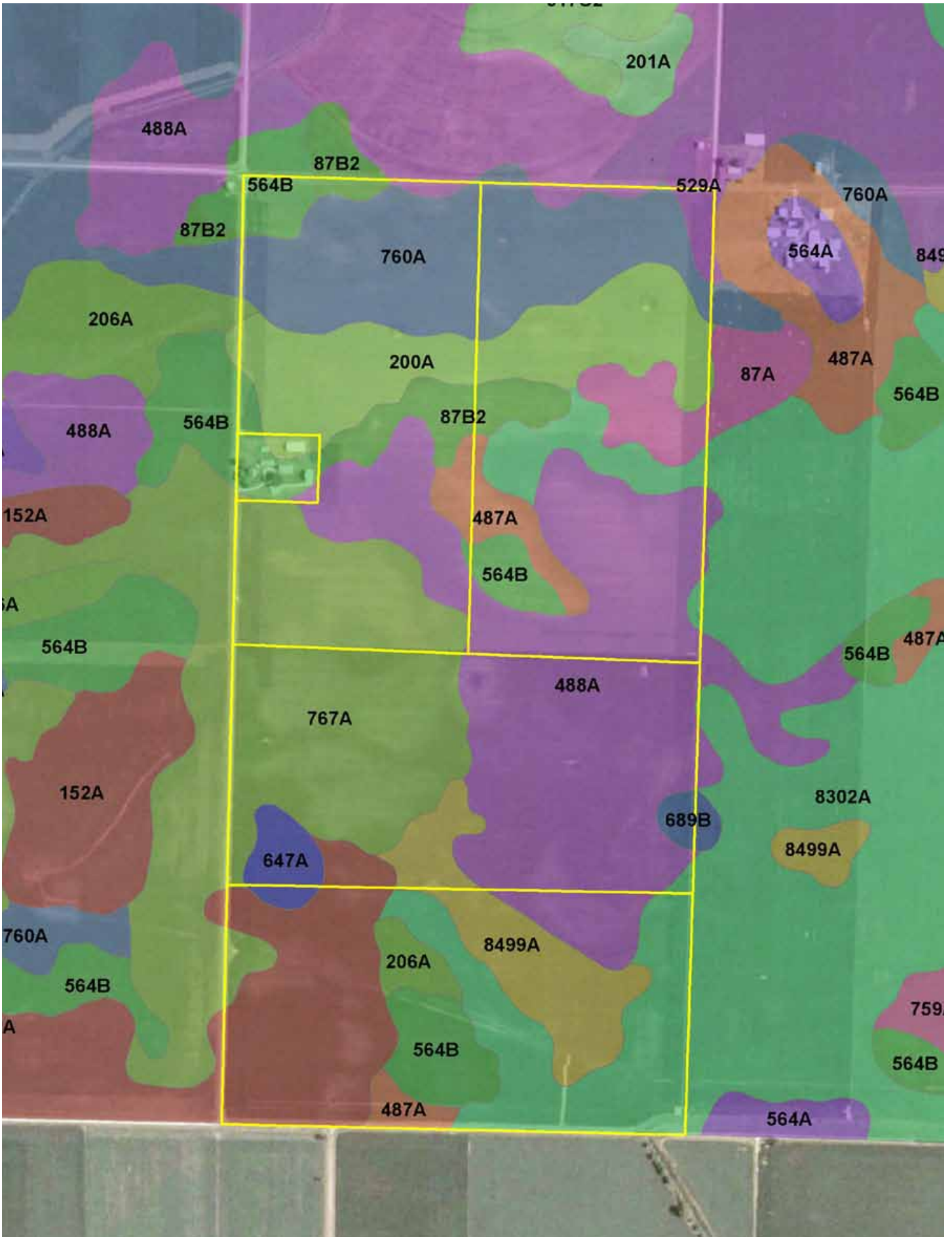


# COUNTY PLAT MAP



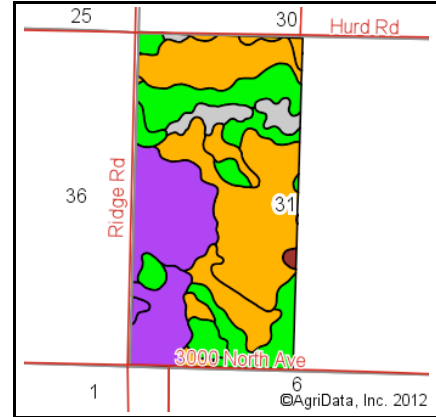
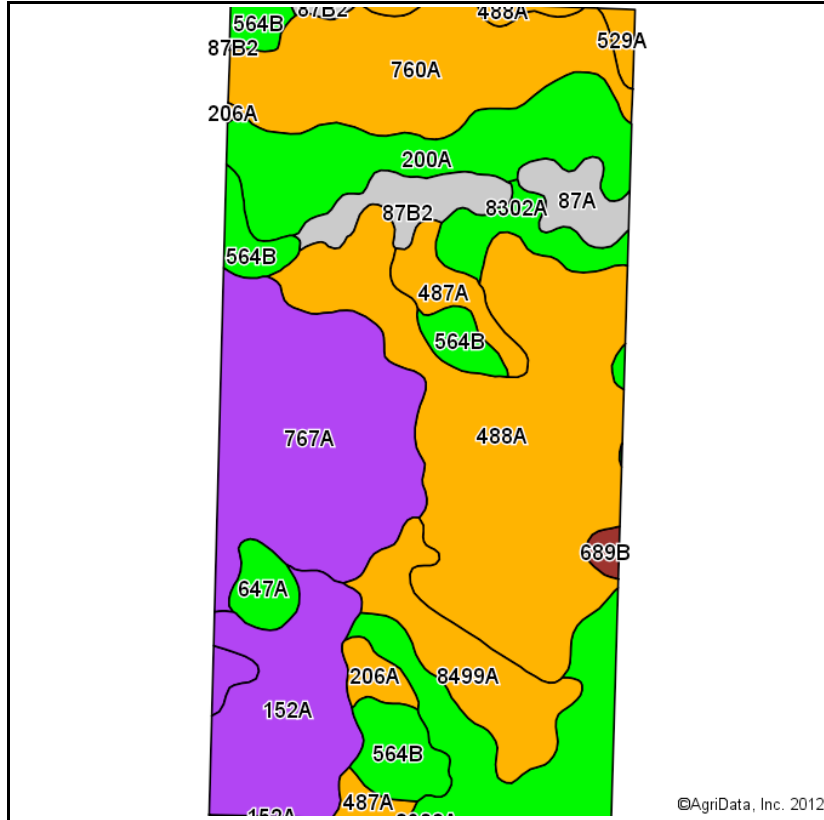
# SOIL MAPS

# SOIL MAP





# SURETY SOIL MAP



State: **Illinois**  
 County: **Whiteside**  
 Location: **31-19N-7E**  
 Township: **Hahnaman**  
 Acres: **309.9**  
 Date: **6/13/2012**



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



Maps provided by:

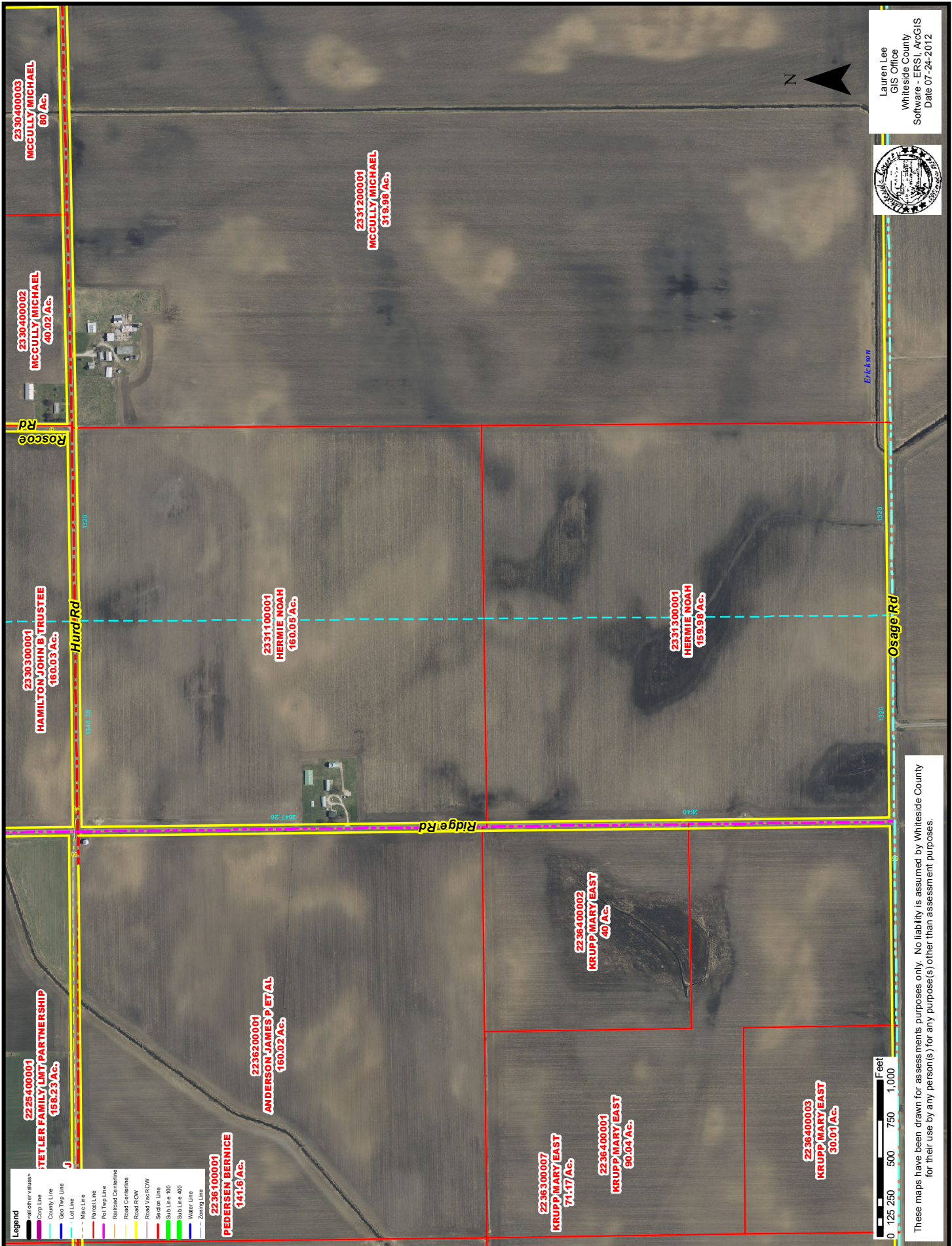
©AgriData, Inc 2012  
 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Sorghum c Bu/A	Oats Bu/A b	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
488A	Hoopole loam, 0 to 2 percent slopes	75	24.2%		FAV	163	54	64	0	78	0.00	5.02	121
767A	Prophetstown silt loam, 0 to 2 percent slopes	49	15.8%		FAV	190	59	70	0	94	0.00	5.27	138
760A	Marshan loam, sandy substratum, 0 to 2 percent slopes	35.8	11.5%		FAV	163	55	65	0	82	0.00	4.64	123
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	30.3	9.8%		FAV	154	50	61	0	75	0.00	5.02	114
200A	Orio loam, 0 to 2 percent slopes	27.3	8.8%		FAV	147	48	59	0	71	0.00	4.64	110
152A	Drummer silty clay loam, 0 to 2 percent slopes	26	8.4%		FAV	195	63	73	0	100	0.00	5.64	144
**564B	Waukegan silt loam, 2 to 5 percent slopes	16.8	5.4%		FAV	**160	**52	**62	0	**81	**4.35	0.00	**118
8499A	Fella silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.7	5.4%		FAV	183	59	69	0	93	0.00	5.39	135
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	8.9	2.9%		FAV	**135	**44	**53	0	**70	**3.22	0.00	**99
487A	Joyce silt loam, 0 to 2 percent slopes	8.1	2.6%		FAV	180	57	70	0	95	0.00	5.52	132
87A	Dickinson sandy loam, 0 to 2 percent slopes	5.8	1.9%		FAV	142	46	56	0	74	3.39	0.00	104
647A	Lawler loam, 0 to 2 percent slopes	4.2	1.4%		FAV	157	52	63	0	77	0.00	5.27	118
206A	Thorp silt loam, 0 to 2 percent slopes	3.2	1.0%		FAV	170	55	66	0	88	0.00	5.14	126
529A	Selmass silt loam, 0 to 2 percent slopes	1.6	0.5%		FAV	163	53	64	0	84	0.00	5.14	121
**689B	Coloma sand, 1 to 7 percent slopes	1.2	0.4%		FAV	**101	**32	**46	0	**52	0.00	**3.60	**75
<b>Weighted Average</b>						<b>167.6</b>	<b>54.4</b>	<b>64.9</b>	<b>0</b>	<b>83</b>	<b>0.39</b>	<b>4.56</b>	<b>123.9</b>

# **COUNTY INFORMATION**

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

# TAX PARCEL MAP



# PROPERTY TAX BILLS

**WHITESIDE COUNTY**  
**DARLENE HOOK, COUNTY TREASURER**  
**200 EAST KNOX**  
**MORRISON, IL 61270**

**WHITESIDE COUNTY PROPERTY TAX BILL**  
**2011 TAXES PAYABLE 2012**

PROPERTY INDEX NUMBER (PIN) 23-31-100-001	
FIRST DUE DATE 06/08/2012	TIF BASE 0
FIRST INSTALLMENT \$2,703.88	SAF BASE 0
SECOND DUE DATE 09/07/2012	MARKET VALUE 108,375
SECOND INSTALLMENT \$2,703.88	TOTAL ACRES 160.05
PRIOR TAX SOLD NO	LAND VALUE 3,922
FORFEITED NO	+ BUILDING VALUE 32,203
	- HOME IMPROVE EX 0
	- DISABLED VET EX 0
	= ASSESSED VALUE 36,125
	x STATE MULTIPLIER 1.0000
	= EQUALIZED VALUE 36,125
	- OWNER OCCUPIED EX 0
	- SR CITIZEN EX 0
	- SR ASMT FREEZE EX 0
	- DIS VET HMSTD EX 0
	- DISABLED PERSON EX 0
	- RETURNING VET EX 0
	+ FARM LAND 16,651
	+ FARM BUILDING 3,800
	= NET TAXABLE VAL. 56,576
	x TAX RATE 8.0354
	= CURRENT TAX \$4,546.12
	- ENTERPRISE ZONE \$0.00
	+ DRAINAGE \$861.64
	= TOTAL TAX DUE <b>\$5,407.76</b>
	- TOTAL TAX PAID \$5,407.76
	= TOTAL TAX DUE <b>\$0.00</b>

Make checks payable to: WHITESIDE COUNTY COLLECTOR

LEGAL DESC: NW SEC 31 TWP 19 RNG 7 25400x

NAME: HERMIE NOAH  
 904B COVENTRY LN  
 STERLING IL 61081-0000

STAMP PAID HERE  
1st INSTALLMENT

STAMP PAID HERE  
2nd INSTALLMENT

TAX CODE 02205 WHITESIDE COUNTY ITEMIZED STATEMENT TOWNSHIP Hahnaman PROPERTY CLASS 2012

Taxing Body	Prior Year Rate	Prior Year Amount	Current Rate	Current Amount	Difference Amount	Pension Amount	Library Amount
Green River	0.0000	\$574.98		\$861.64	\$286.66	\$0.00	\$0.00
WHITESIDE COUNTY	1.1141	\$610.36	1.0863	\$614.60	\$4.24	\$194.29	\$0.00
TAMPICO FIRE	0.5206	\$285.22	0.5195	\$293.91	\$8.69	\$0.00	\$0.00
SAUK VALLEY NO 506	0.4433	\$242.87	0.4422	\$250.18	\$7.31	\$0.00	\$0.00
HUME-MONTMORENCY-HAHNAMAN #	0.0363	\$19.89	0.0356	\$20.14	\$0.25	\$0.00	\$0.00
HAHNAMAN TOWNSHIP	0.4402	\$241.17	0.4508	\$255.04	\$13.87	\$39.04	\$0.00
HAHNAMAN TOWNSHIP ROAD	0.7157	\$392.10	0.7348	\$415.72	\$23.62	\$0.00	\$0.00
PTOWN-LYN-TAMP UNIT #3	4.7643	\$2,610.17	4.7662	\$2,696.53	\$86.36	\$213.63	\$0.00
<b>Totals</b>	<b>8.0345</b>	<b>\$4,976.76</b>	<b>8.0354</b>	<b>\$5,407.76</b>	<b>\$431.00</b>	<b>\$446.96</b>	<b>\$0.00</b>

SITE ADDRESS:

Owner Name: HERMIE, NOAH

DUPLICATE

**PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION.**

12879

**RETURN THIS PORTION WITH PAYMENT**

PROPERTY INDEX NUMBER (PIN) 23-31-100-001	INTEREST	COST
DUE DATE 06/08/2012	FIRST INSTALLMENT \$0.00	TAX PAID \$2,703.88
PAID BY	TOTAL PAID	



DUPLICATE

NAME: HERMIE NOAH  
 ADDRESS: 904B COVENTRY LN  
 STERLING IL 61081-0000

1

**RETURN THIS PORTION WITH PAYMENT**

PROPERTY INDEX NUMBER (PIN) 23-31-100-001	INTEREST	COST
DUE DATE 09/07/2012	SECOND INSTALLMENT \$0.00	TAX PAID \$2,703.88
PAID BY	TOTAL PAID	



DUPLICATE

NAME: HERMIE NOAH  
 ADDRESS: 904B COVENTRY LN  
 STERLING IL 61081-0000

2

# PROPERTY TAX BILLS

**WHITESIDE COUNTY**  
**DARLENE HOOK, COUNTY TREASURER**  
 200 EAST KNOX  
 MORRISON, IL 61270

**WHITESIDE COUNTY PROPERTY TAX BILL**  
**2011 TAXES PAYABLE 2012**

PROPERTY INDEX NUMBER (PIN) 23-31-300-001	
FIRST DUE DATE 06/08/2012	TIF BASE 0
FIRST INSTALLMENT \$1,703.04	SAF BASE 0
SECOND DUE DATE 09/07/2012	MARKET VALUE 0
SECOND INSTALLMENT \$1,703.04	TOTAL ACRES 159.98
PRIOR TAX SOLD NO	LAND VALUE 0
FORFEITED NO	* BUILDING VALUE 0
	HOME IMPROVE EX 0
	DISABLED VET EX 0
	= ASSESSED VALUE 0
	x STATE MULTIPLIER 1.0000
	= EQUALIZED VALUE 0
	- OWNER OCCUPIED EX 0
	SR CITIZEN EX 0
	- SR ASMT FREEZE EX 0
	- DIS VET HMSTD EX 0
	- DISABLED PERSON EX 0
	- RETURNING VET EX 0
	+ FARM LAND 30,171
	+ FARM BUILDING 0
	= NET TAXABLE VAL. 30,171
	x TAX RATE 8.0354
	= CURRENT TAX \$2,424.36
	- ENTERPRISE ZONE \$0.00
	+ DRAINAGE \$981.72
	= TOTAL TAX DUE <b>\$3,406.08</b>
	- TOTAL TAX PAID \$3,406.08
	= TOTAL TAX DUE <b>\$0.00</b>

Make checks payable to: WHITESIDE COUNTY COLLECTOR

LEGAL DESC: SW SEC 31 TWP 19 RNG 7 25300x

NAME: HERMIE NOAH  
 904B COVENTRY LN  
 STERLING IL 61081-0000

STAMP PAID HERE  
1st INSTALLMENT

STAMP PAID HERE  
2nd INSTALLMENT

TAX CODE 02205 WHITESIDE COUNTY ITEMIZED STATEMENT TOWNSHIP Hahnaman PROPERTY CLASS 2011

Taxing Body	Prior Year Rate	Prior Year Amount	Current Rate	Current Amount	Difference Amount	Pension Amount	Library Amount
Green River	0.0000	\$655.10		\$981.72	\$326.62	\$0.00	\$0.00
WHITESIDE COUNTY	1.1141	\$298.23	1.0863	\$327.74	\$29.51	\$103.61	\$0.00
TAMPICO FIRE	0.5206	\$139.35	0.5195	\$156.74	\$17.39	\$0.00	\$0.00
SAUK VALLEY NO 506	0.4433	\$118.66	0.4422	\$133.42	\$14.76	\$0.00	\$0.00
HUME-MONTMORENCY-HAHNAMAN #	0.0363	\$9.72	0.0356	\$10.74	\$1.02	\$0.00	\$0.00
HAHNAMAN TOWNSHIP	0.4402	\$117.83	0.4508	\$136.01	\$18.18	\$20.82	\$0.00
HAHNAMAN TOWNSHIP ROAD	0.7157	\$191.58	0.7348	\$221.70	\$30.12	\$0.00	\$0.00
PTOWN-LYN-TAMP UNIT #3	4.7643	\$1,275.31	4.7662	\$1,438.01	\$162.70	\$113.92	\$0.00
<b>Totals</b>	<b>8.0345</b>	<b>\$2,805.78</b>	<b>8.0354</b>	<b>\$3,406.08</b>	<b>\$600.30</b>	<b>\$238.35</b>	<b>\$0.00</b>

SITE ADDRESS:

DUPLICATE

Owner Name: HERMIE, NOAH

**PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION.**

12880

**RETURN THIS PORTION WITH PAYMENT**

PROPERTY INDEX NUMBER (PIN) 23-31-300-001	INTEREST	COST
DUE DATE 06/08/2012	FIRST INSTALLMENT \$0.00	TAX PAID \$1,703.04
PAID BY	TOTAL PAID	



DUPLICATE

1

NAME: HERMIE NOAH  
 ADDRESS: 904B COVENTRY LN  
 STERLING IL 61081-0000

**RETURN THIS PORTION WITH PAYMENT**

PROPERTY INDEX NUMBER (PIN) 23-31-300-001	INTEREST	COST
DUE DATE 09/07/2012	SECOND INSTALLMENT \$0.00	TAX PAID \$1,703.04
PAID BY	TOTAL PAID	



DUPLICATE

2

NAME: HERMIE NOAH  
 ADDRESS: 904B COVENTRY LN  
 STERLING IL 61081-0000

# BUILDINGS AND IMPROVEMENTS

Hermie Estate  
Tract 3  
Auction - 9/10/2012

**Schrader Real Estate and Auction Co., Inc.**  
P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725  
260-244-7606 or 1-800-451-2709  
**HOME INFORMATION**

**Address/Directions** 684 Ridge Road, Tampico, IL 61283. From the intersection of I-88 and IL-40 (exit 41), 1± mile south of Sterling/Rock Falls, travel south on IL-40 (Hoover Road) 10 miles to Hurd Road/100 N. Turn west on Hurd Road/100 N. and travel 3 miles to the property on the south side of the road.

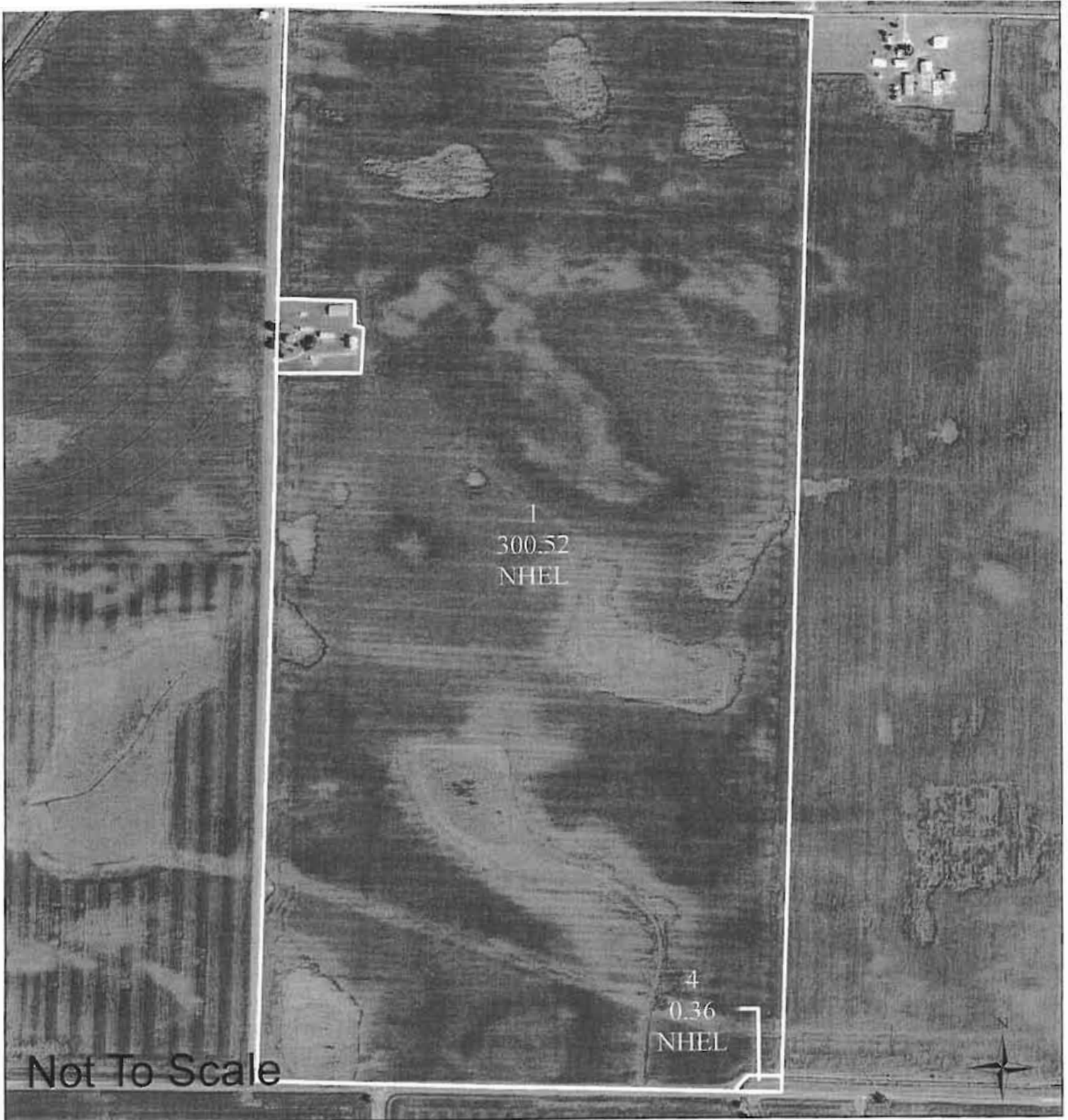
Price: TBD  
 Terms: Cash  Contract   
 Mortgage Balance \_\_\_\_\_  
 Reason for Selling \_\_\_\_\_  
 Age 1916 (new foundation in 1950's) Condition Good  
 Lot Size 4± Acres Lot # 3  
 Type Property Country Residence  
 Construction Wood Frame  
 Assessed Value:  
 Land \_\_\_\_\_ Buildings \_\_\_\_\_  
 Tax Rate \_\_\_\_\_ Adjustment \_\_\_\_\_  
 Annual Taxes \$5,407.76 (on 160 acres plus house)  
 Type of Heat Fuel Oil (350± gal. tank) Unicell Comfort Aire Furnace  
 Age 15± Years Avg. Elec. Cost \$200 - \$225/month  
 High School Prophetstown  
 Middle School Tampico  
 Grade School Prophetstown Bus \_\_\_\_\_  
 Size Well Sand Point Septic South of house (2± yrs.)  
 Tub Yes Shower Basic (in basement)  
 Fireplace in N/A  
 Insulation Yes Wall Yes Attic In rafters  
 Storm Door Yes  
 Storm Window No  
 Siding Steel  
 Windows Replacement (Tempco 15± yrs.)  
 Roof Shingles (8± yrs.)  
 Walls Plaster Floors Mix of Hardwood & Carpet  
 Type Cabinets Ash (1950±)  
 Range/Oven Kenmore Refrig Amana  
 Dishwasher Bosch Disposal N/A  
 Water Softener Kinetico

Rooms:	1st	2nd
Den	<u>13' x 12'</u>	
Dining Room		
Kitchen	<u>13' x 20'</u>	
Bath	<u>(1/2) 3 1/2' x 7'</u>	<u>13' x 15'</u>
Family Room	<u>15' x 17'</u>	
Master Bedroom	<u>13' x 11'</u>	
Bedroom		<u>14' x 12'</u>
Bedroom		<u>13' x 15'</u>
Bedroom		<u>12' x 12'</u>
Up Porch		<u>22' x 7'</u>
Front Porch	<u>8' x 8'</u>	
Basement Size	<u>29' x 38'</u>	
Square Foot Living Area	<u>2,576± sq. ft.</u>	
Slab	<u>No</u>	<u>Crawl No</u>
Garage	<u>64' x 23' 5-bay Att.</u>	<u>Det. X</u>
Air Conditioning	<u>Yes (15± yrs.)</u>	
LP Tank	<u>No</u>	<u>Rental _____ Owned _____</u>
Carpeting	<u>5± yrs. old on the majority of the home.</u>	
Draperies	<u>Stay (new shades)</u>	
Porch	<u>(upstairs) front</u>	<u>Patio _____</u>
Deck	<u>No</u>	
Plumbing	<u>1970±</u>	
Wiring	<u>Partially updated</u>	
Water Heater	<u>Richmond Elec. (1± yrs.)</u>	<u>Size 50 gal.</u>
Possession	<u>30 days after closing</u>	
Remarks	<u>Great setting for this 4-bedroom home. Beautiful woodwork and built-ins. Walk-in attic with storage. Maytag washer. Kenmore Elite dryer. Corn crib 31' x 54'. Morton Shed 45' x 90' with 12' x 30' and 15' x 30' doors. Barn 27' x 64'. Above ground diesel tank.</u>	

**Auction Company:**  
**Schrader Real Estate, Inc.**  
**Phone: 800-451-2709**

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

# FSA INFORMATION



United States Department of Agriculture  
Farm Service Agency

July 24, 2012

## Whiteside County, IL

Farm: 1937  
Tract: 1051

GIS\_IL.SDE.Wet\_P\_11195

### Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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 boundaries and determinations, or contact NRCS.



Illinois  
Whiteside  
Report ID: FSA-156EZ

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

FARM: 1937  
Prepared: 11/30/11 1:38 PM  
Crop Year: 2012  
Page: 1 of 1

Operator Name: \_\_\_\_\_ Farm Identifier: Not Applicable Recon Number: \_\_\_\_\_

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
304.2	300.9	300.9	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	300.9	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
CORN	199.6	0.0	0.0	127	148	0.0	0.0
SOYBEANS	96.0	0.0	0.0	37	44	0.0	0.0
<b>Total Base Acres:</b>	<b>295.6</b>						

Tract Number: 1051 Description O-13 W 1/2 SEC 31

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History  
N

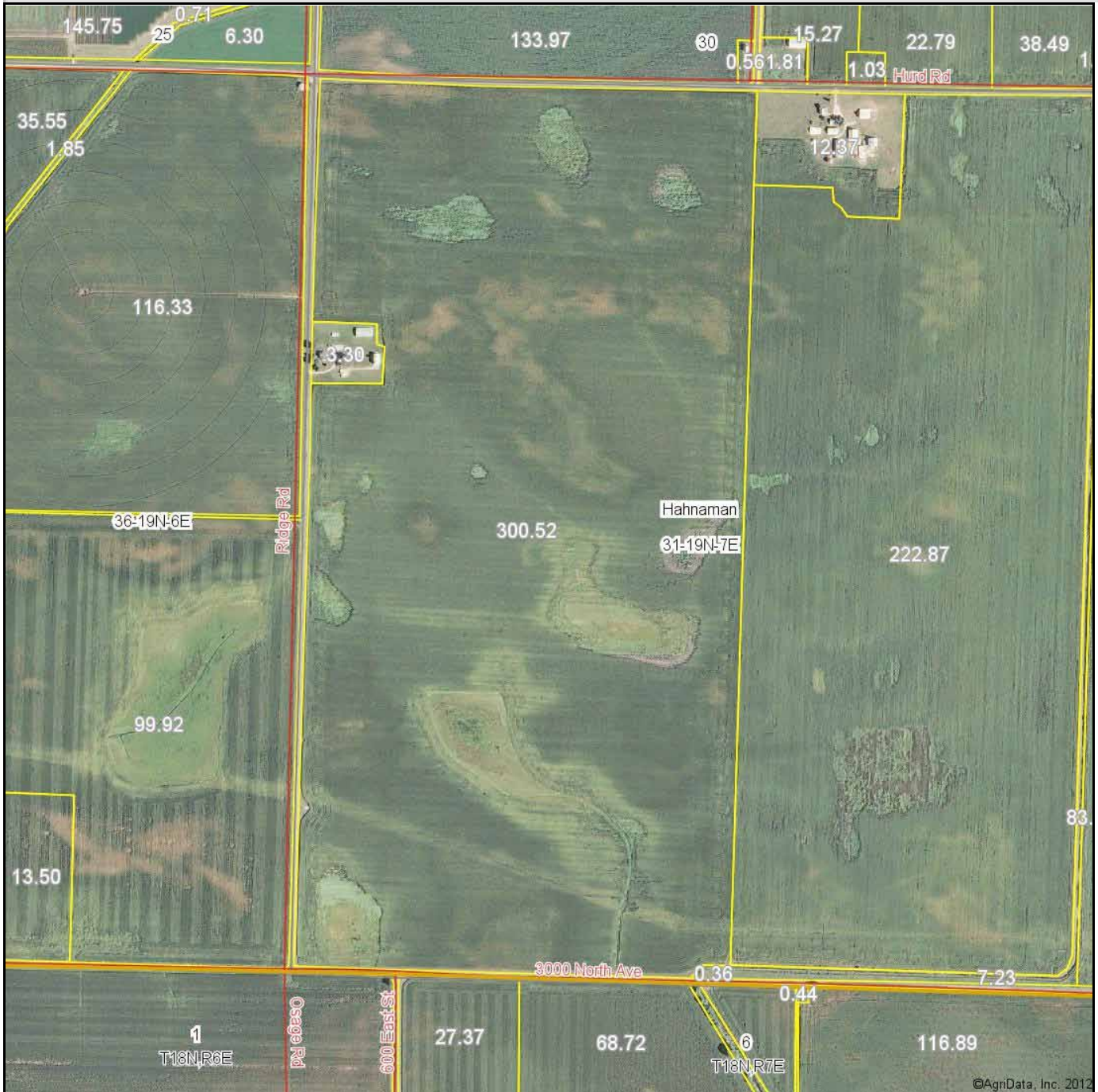
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
304.2	300.9	300.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	300.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	199.6	127	148	0.0	0.0	0	0.0	0.0
SOYBEANS	96.0	37	44	0.0	0.0	0	0.0	0.0
<b>Total Base Acres:</b>	<b>295.6</b>							

Owners: NOAH HERMIE

Other Producers:

# Aerial Map



©AgriData, Inc. 2012



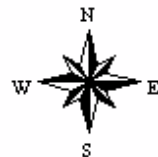
Maps provided by:



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www.AgriDataInc.com

**31-19N-7E**  
**Whiteside County**  
**Illinois**

map center: 41° 35' 28.89, 89° 44' 30.79  
scale: 11085



6/13/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# PRELIMINARY TITLE WORK

# Chicago Title Insurance Company

## ALTA Commitment for Title Insurance Schedule A

File Number: **122979**

Refer Inquiries to: **Monica Stengel**

1. Effective Date: **July 13, 2012**

2. Policy (or Policies) to be issued: POLICY AMOUNT

(a) 2006 ALTA OWNER'S POLICY  
Proposed Insured: **\$10,000.00**  
**To Be Determined**

(b) 2006 ALTA LOAN POLICY  
Proposed Insured: **NONE**  
**NONE**

(c) 2006 ALTA LOAN POLICY  
Proposed Insured: **NONE**  
**NONE**

3. **Fee Simple** interest in the Land described in this Commitment is owned, at the Effective Date, by

**Heirs at law and/or devisees of Noah Hermie, deceased**

4. The Land referred to in the Commitment is described as follows:

**The West half of Section 31, Township 19 North, Range 7 East of the 4th P.M., Whiteside County, Illinois, EXCEPTING THEREFROM the following described tract: Beginning at the Southwest corner of said Section 31, running thence East 39 rods; thence North 2 rods; thence West 39 rods; thence South 2 rods to the place of beginning.**

# Chicago Title Insurance Company

## ALTA Commitment for Title Insurance Schedule B - Exceptions

File No: 122979

Effective Date: July 13, 2012

- (C) Expenses of the Administration;
- (D) Illinois Estate Tax which may be charged against the estate;
- (E) Surviving spouse's and child's award which may be allowed in said estate;
- (F) Power of sale conferred upon the Executor or Administrator;
- (G) Rights of Legacies under the will.

**NOTE:** This Commitment is based upon the assumption that title is to be conveyed pursuant to a deed from the Personal Representative.

**NOTE:** If title is to be derived through a deed by one other than the Executor or Administrator, a Notice of Probate pursuant to Section 20-24 of the Probate Act should be recorded in the Office of the Recorder of Deeds.

3. Special assessments and special taxes, if any.
4. Easements for public and quasi-public utilities, if any.
5. Gas Main Easement in favor of Northern Illinois Gas Company, an Illinois Corporation,, its successors and assigns, as granted by Instrument dated May 27, 1965 and recorded June 14, 1965 as Document No. 314848, over and across a portion of the premises; and with the terms and provisions therein contained.
6. Pipeline Easement in favor of Hydrocarbon Transportation, Inc., a Delaware corporation,, its successors and assigns, as granted by Instrument dated April 2, 1968 and recorded September 9, 1969 in Record Book 593, page 243 as Document No. 339653, over and across a portion of the premises; and with the terms and provisions therein contained.  
AND Conveyance, Assignment and Bill of sale recorded August 3, 1992 as Document No. 6741-92 to Enron Liquids Pipeline Operating Limited Partnership.  
AND Conveyance and Assignment of Easements, Licenses, Permits and Leases recorded October 9, 2007 as Document No. 9489-2007 made to Oneok North System, L.L.C., a Delaware limited liability company.
7. Pipeline Easement in favor of Alliance Pipeline L.P., a Delaware limited partnership,, its successors and assigns, as granted by Instrument dated June 10, 1998 and recorded July 30, 1998 as Document No. 8207-98, over and across a portion of the premises; and with the terms and provisions therein contained.
8. 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.

# Chicago Title Insurance Company

## ALTA Commitment for Title Insurance Schedule B - Exceptions

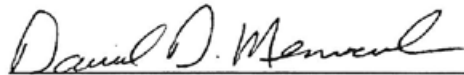
File No: 122979

Effective Date: July 13, 2012

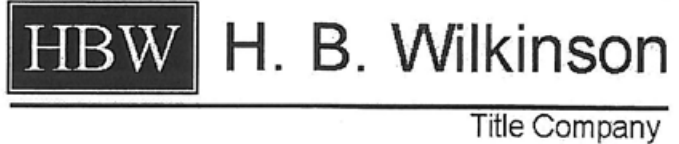
9. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
10. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
11. Rights or claims of parties in possession not shown by the public records; any encroachment, encumbrance, violation variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land; and easements and claims of easements not shown by the public records.

**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 your local H B Wilkinson Title Company, Inc. regarding the application of this new law to your transaction.

Countersigned  
H.B. Wilkinson Title Company, Inc.



H.B. Wilkinson Title Company, Inc.  
500 North Cherry Street  
P.O. Box 310  
Morrison, IL 61270  
Phone: 815-772-2159  
Fax: 815-772-4799  
Email: [whiteside-morr@hbwttitle.com](mailto:whiteside-morr@hbwttitle.com)



Visit us at [www.hbwttitle.com](http://www.hbwttitle.com)

**File No.** 122979

**Date:** 07/16/2012

**To:** Rod W. Copeland, Attorney at Law  
107 East Third Street  
Prophetstown, IL 61277  
**Attn:** [rcopeland@frontiernet.net](mailto:rcopeland@frontiernet.net)

**Fax** 815-537-2437  
**Customer File No/**  
**Ref No.**  
**Closing Date**

**PROPERTY ADDRESS:** , , IL

**BRIEF LEGAL DESCRIPTION:** NW S31 T19N R7E

**OWNER:** Estate fo Noah Hermie

**BUYER/BORROWER:** To Be Determined

**LENDER:**

**Sales Price:** \$10,000.00

**1<sup>st</sup> Mortgage Amount:** \$0.00

**Owners Policy Amount:** \$10,000.00

**2<sup>nd</sup> Mortgage Amount:** \$0.00

	SELLER/OWNER EXPENSES	BUYER/BORROWER EXPENSES
OWNERS PREMIUM	\$35.00	
IL DFI \$3.00 POLICY FEE OP	\$3.00	
SEARCH/EXAM	\$75.00	
LATER DATE	\$50.00	
<b>SubTotals</b>	<b>\$163.00</b>	<b>\$0.00</b>
<b>Total Amount</b>	<b>\$163.00</b>	

**Underwriter:** Chicago Title Insurance Company

Standard Endorsements fee includes Comprehensive Endorsement, Location Endorsement & EPA Endorsement.

**Invoices for Commitments are considered pending transactions. Invoices for ALL other title products are due upon receipt.**

Cancellation Fees may apply. Please check with the issuing office for details.

PLEASE MAKE CHECKS PAYABLE TO H.B. WILKINSON TITLE COMPANY, INC.

INVOICE DOES NOT INCLUDE RECORDING FEES, AND RECORDING FEES WILL NOT BE ADVANCED.

TU: 1 CL: INV: 35357

**Tax Information Sheet**

NOTE: The following is provided for informational purposes only and is based on data available as of the search date and is subject to change. Please contact the Supervisor of Assessments or the Treasurer for the County indicated below for further information.

Search Date: 07/11/2012  
Tax ID Number: 23-31-100-001  
County: Whiteside  
Address Currently known as: , , IL

Township: Hahnaman  
Approximate Lot Size or Acreage: 160.05 Acres  
2011 Tax Rate: 8.0354

**Assessments**

Land/Lot: \$20,771.00  
Improvements: \$36,003.00

**Exemptions**

Owner Occupied:  
Senior:  
Senior Freeze:  
Home Improvement:  
Veteran:

**Other Information**

Enterprise Zone:  
Drainage: \$861.64  
Forestry Program Plan:



**Tax Information Sheet**

NOTE: The following is provided for informational purposes only and is based on data available as of the search date and is subject to change. Please contact the Supervisor of Assessments or the Treasurer for the County indicated below for further information.

Search Date: 07/11/2012  
Tax ID Number: 23-31-300-001  
County: Whiteside  
Address Currently known as: , , IL

Township: Hahnaman  
Approximate Lot Size or Acreage: 159.98 Acres  
2011 Tax Rate: 8.0354

**Assessments**

Land/Lot: \$30,171.00  
Improvements:

**Exemptions**

Owner Occupied:  
Senior:  
Senior Freeze:  
Home Improvement:  
Veteran:

**Other Information**

Enterprise Zone:  
Drainage:  
Forestry Program Plan:



# CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

Issued by

**Chicago Title Insurance Company**

*Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.*

*This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.*


*All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.*

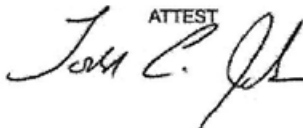
*The Company will provide a sample of the policy form upon request.*

*IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.*

122979  
H.B. Wilkinson Title Company, Inc.  
500 North Cherry Street  
P.O. Box 310  
Morrison, IL 61270  
Phone: 815-772-2159  
Fax: 815-772-4799  
Email: [whiteside-morr@hbwtitle.com](mailto:whiteside-morr@hbwtitle.com)

CHICAGO TITLE INSURANCE COMPANY

By:   
President

ATTEST  
  
Secretary

  
Authorized Signatory



## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*



# **INDIVIDUAL TRACT INFORMATION**

# TRACT 1





# TRACT 2





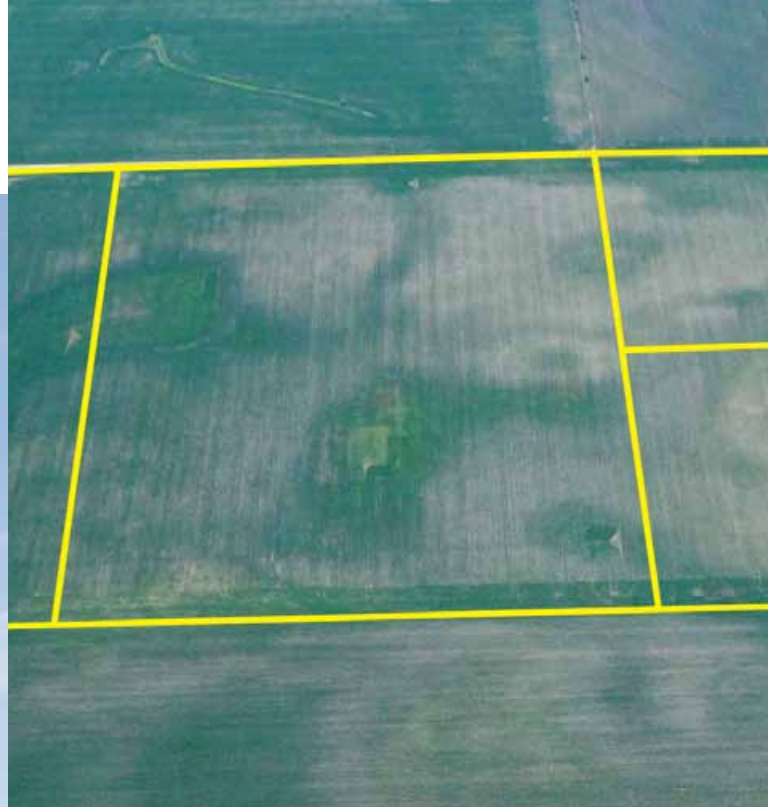


# TRACT 3





# TRACT 4





# TRACT 5





*Important* WHITESIDE COUNTY  
**ILLINOIS LAND**  
**AUCTION**

**320<sup>±</sup>**  
**Acres**  
Offered in 5 Tracts

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260-244-7606 or 800-451-2709

