



**CLASS
'A'
SOILS**



Dewitt County, Illinois Farmland

• 20 miles North of Decatur • 10 miles South of Clinton
• 50 miles West of Champaign • 45 miles Northeast of Springfield

- Investment Potential
- IMMEDIATE POSSESSION AVAILABLE

533[±] Acres

IN 7 TRACTS

INFORMATION BOOKLET

LAND AUCTION



TUESDAY, MARCH 11 • 10:00 AM • at the Elks Lodge
Clinton, 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
- County Information
 - (Tax Parcel Maps, Tax Bills)
- FSA Information (Aerials & EZ156 Forms)
- CRP Contracts
- Preliminary Title Work
- Individual Tract Information



BIDDER PRE-REGISTRATION FORM

533 ACRES – DEWITT COUNTY, ILLINOIS

TUESDAY, MARCH 11, 2014

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, March 4, 2014.

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

Online Auction Bidder Registration
533 Acres • Dewitt County, Illinois
Tuesday, March 11, 2014

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 Friday, March 11, 2014 at 10:00 a.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) 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, March 4th**. 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

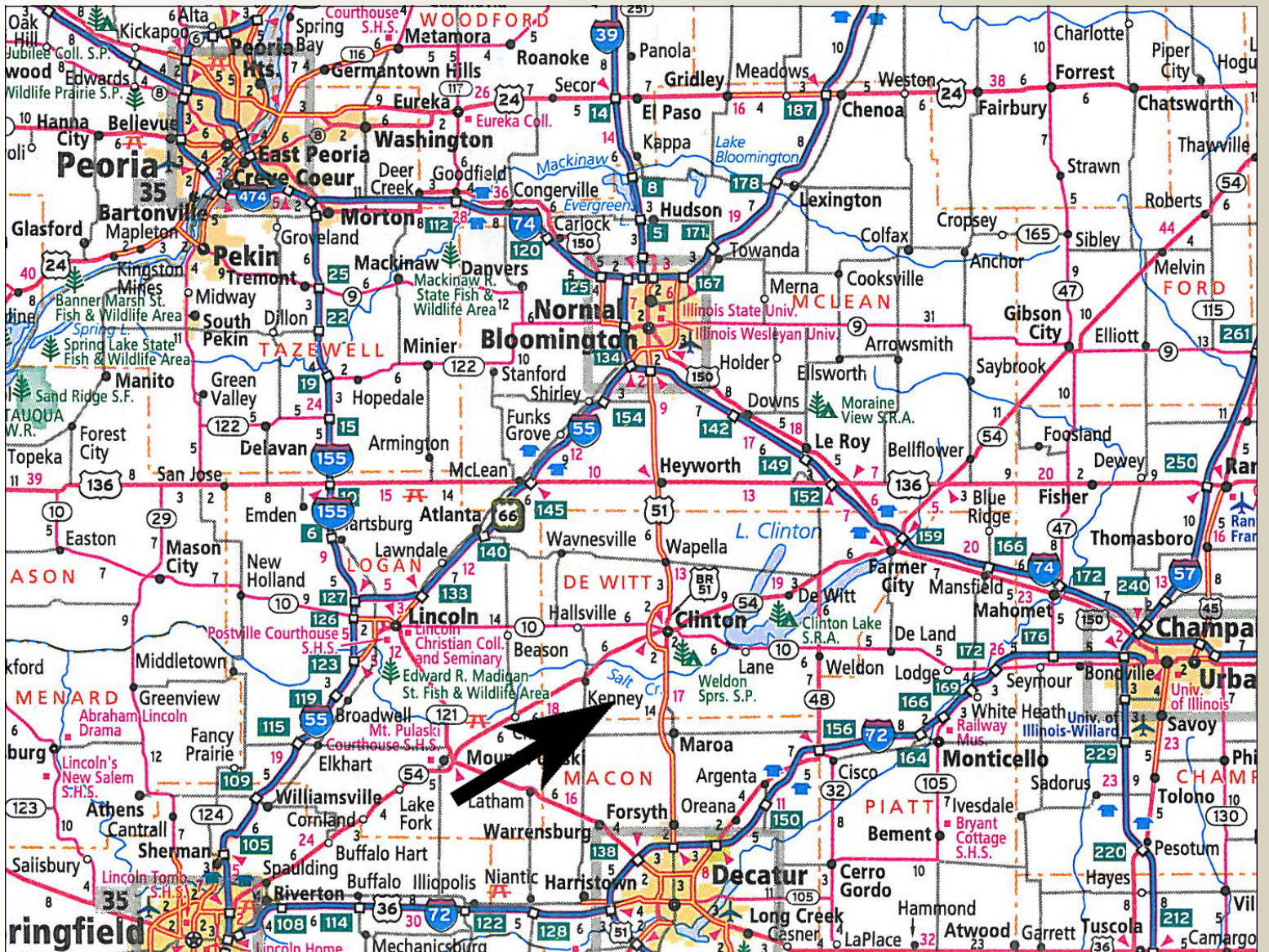
This document must be completed in full.

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:

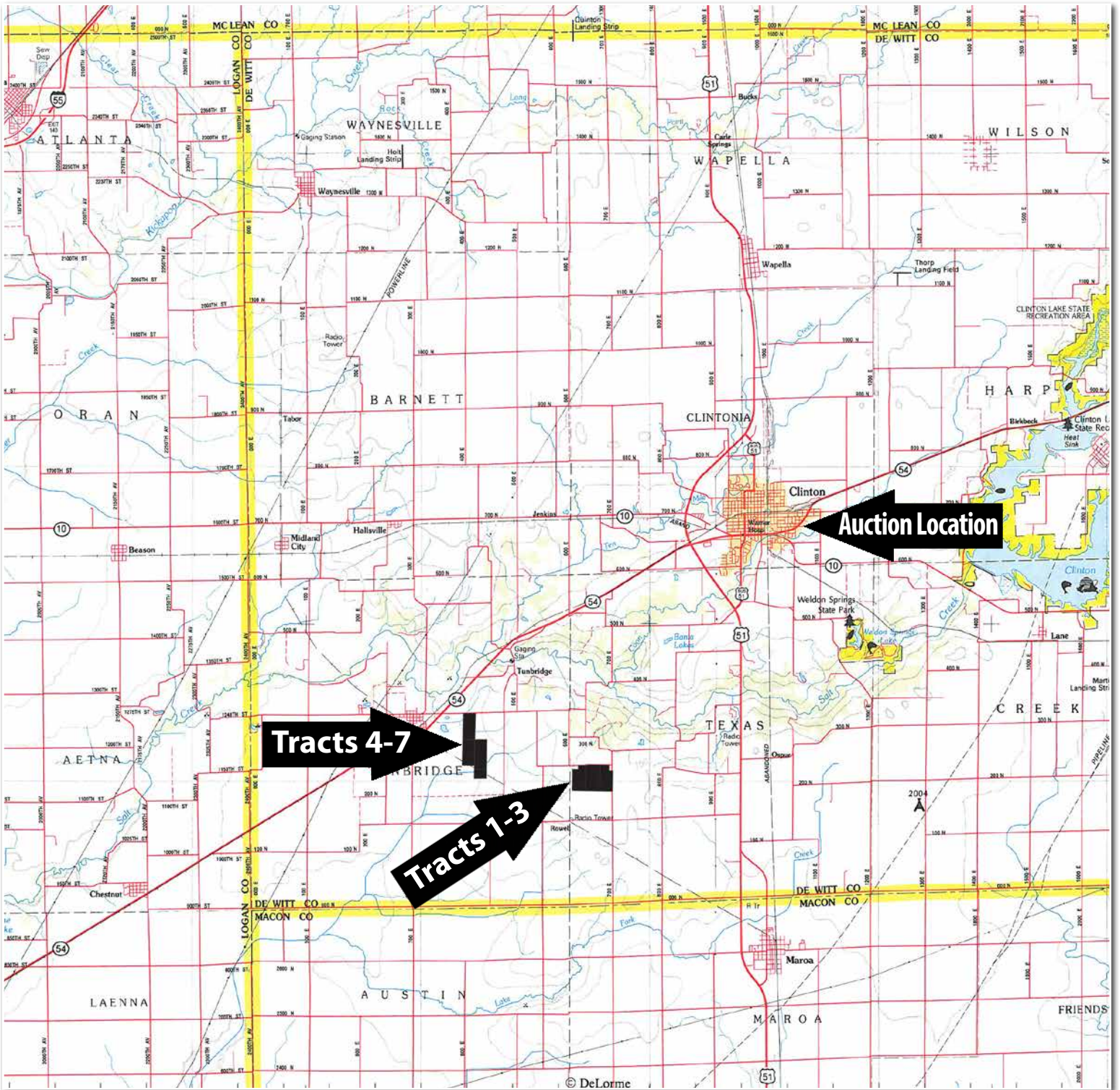
E-mail address of registered bidder: _____

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

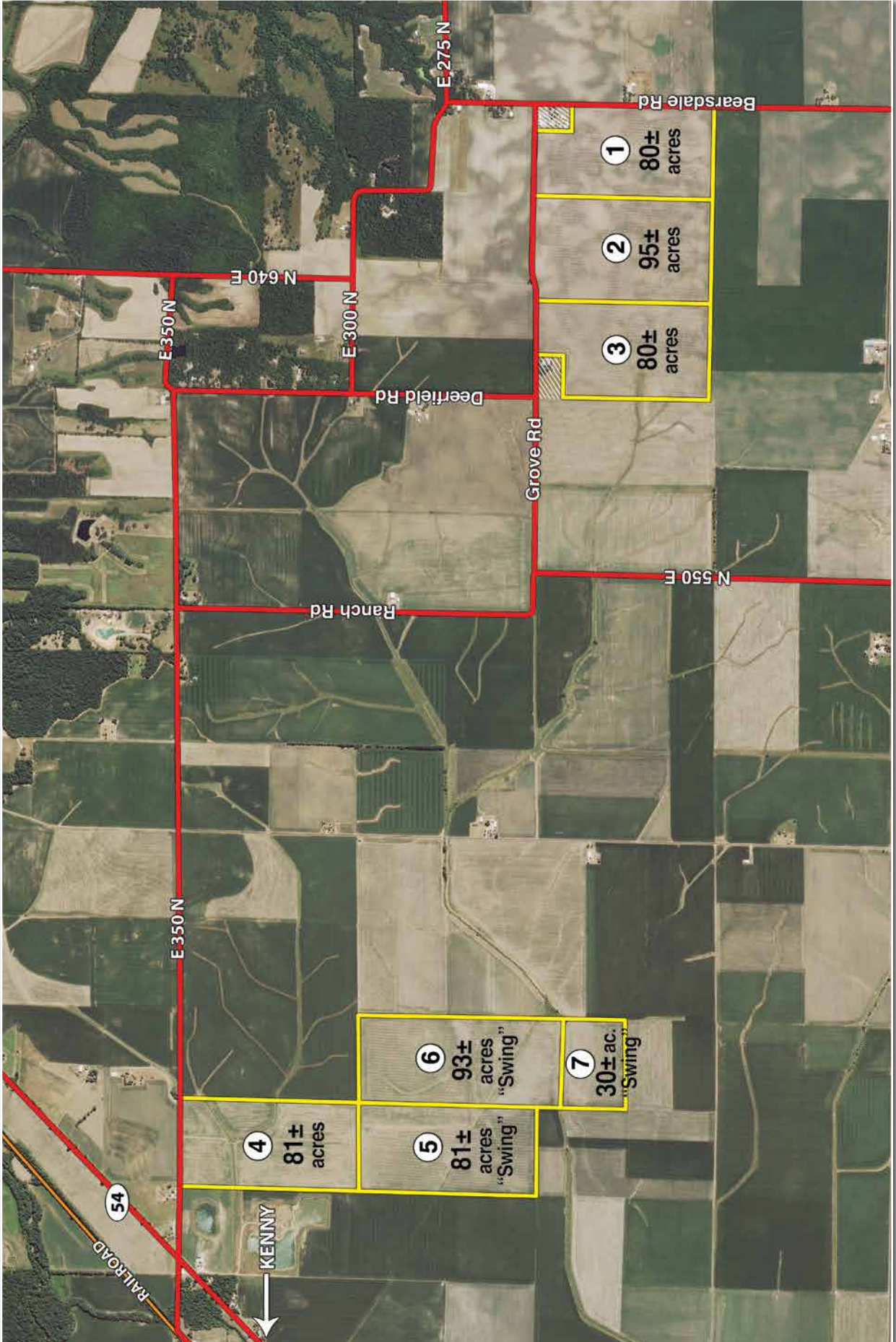


LOCATION MAP



TRACT MAP

~N~

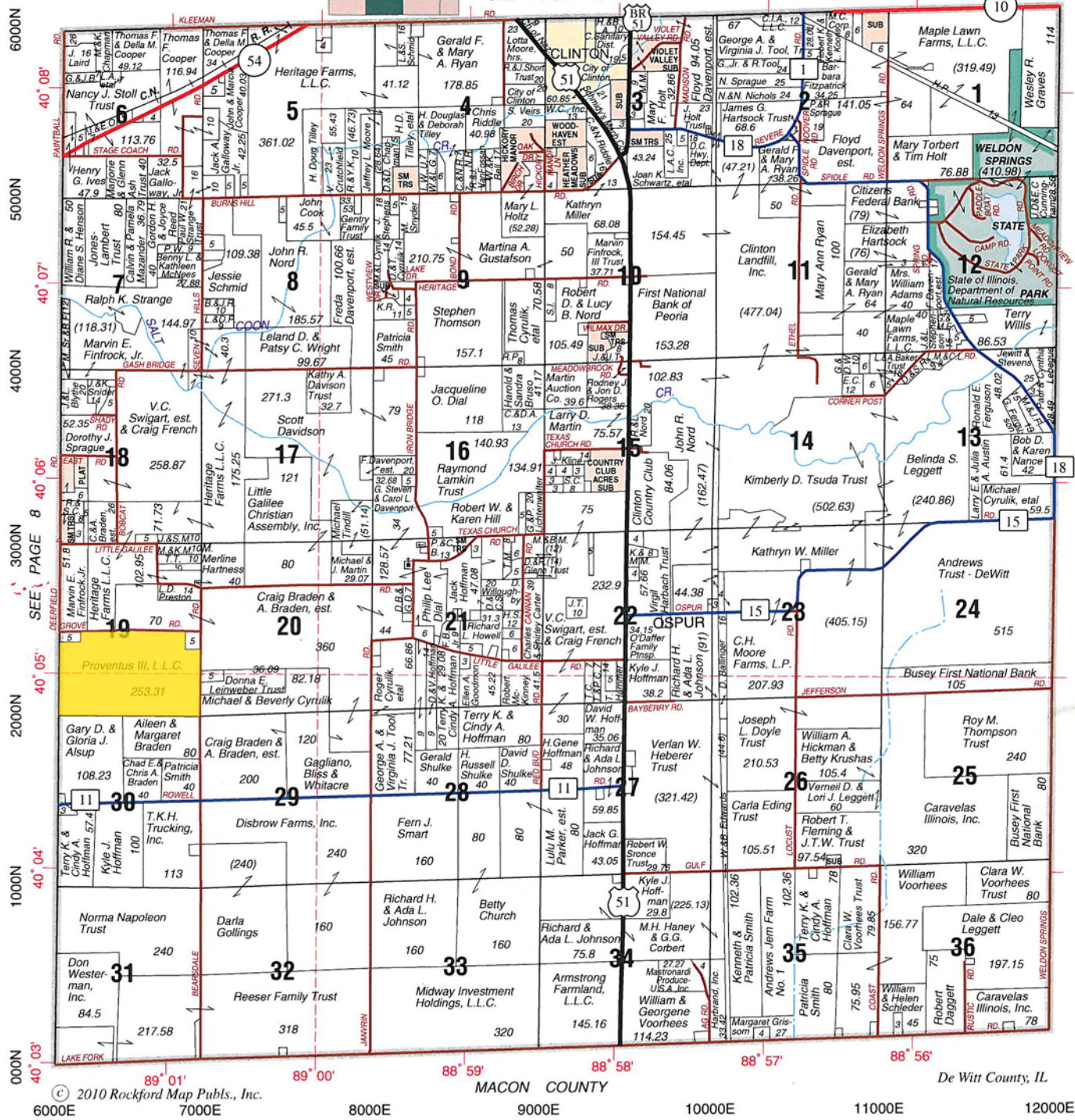


COUNTY PLAT MAP

TEXAS

T.19N.-R.2E.

SEE PAGE 18

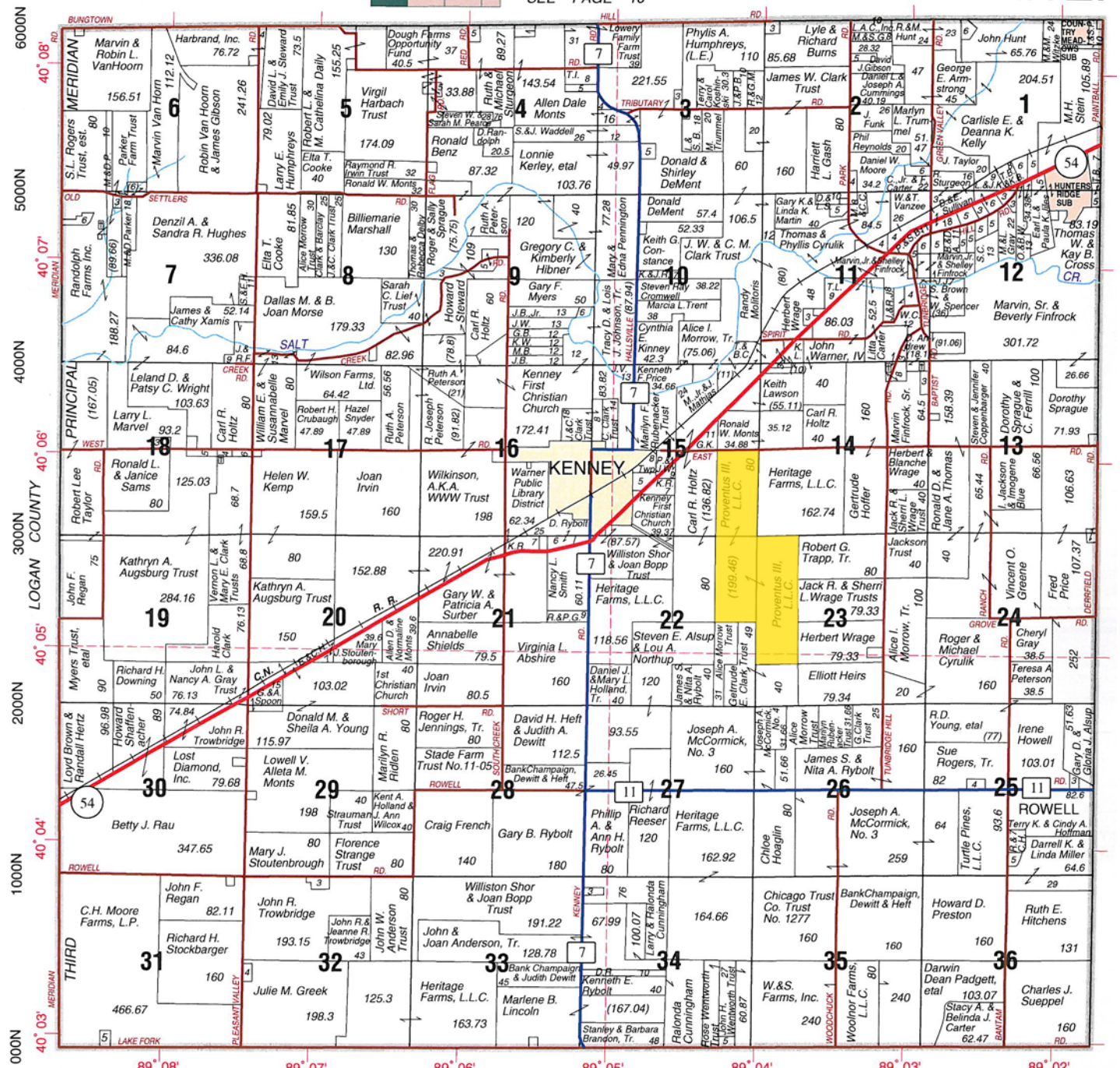


COUNTY PLAT MAP

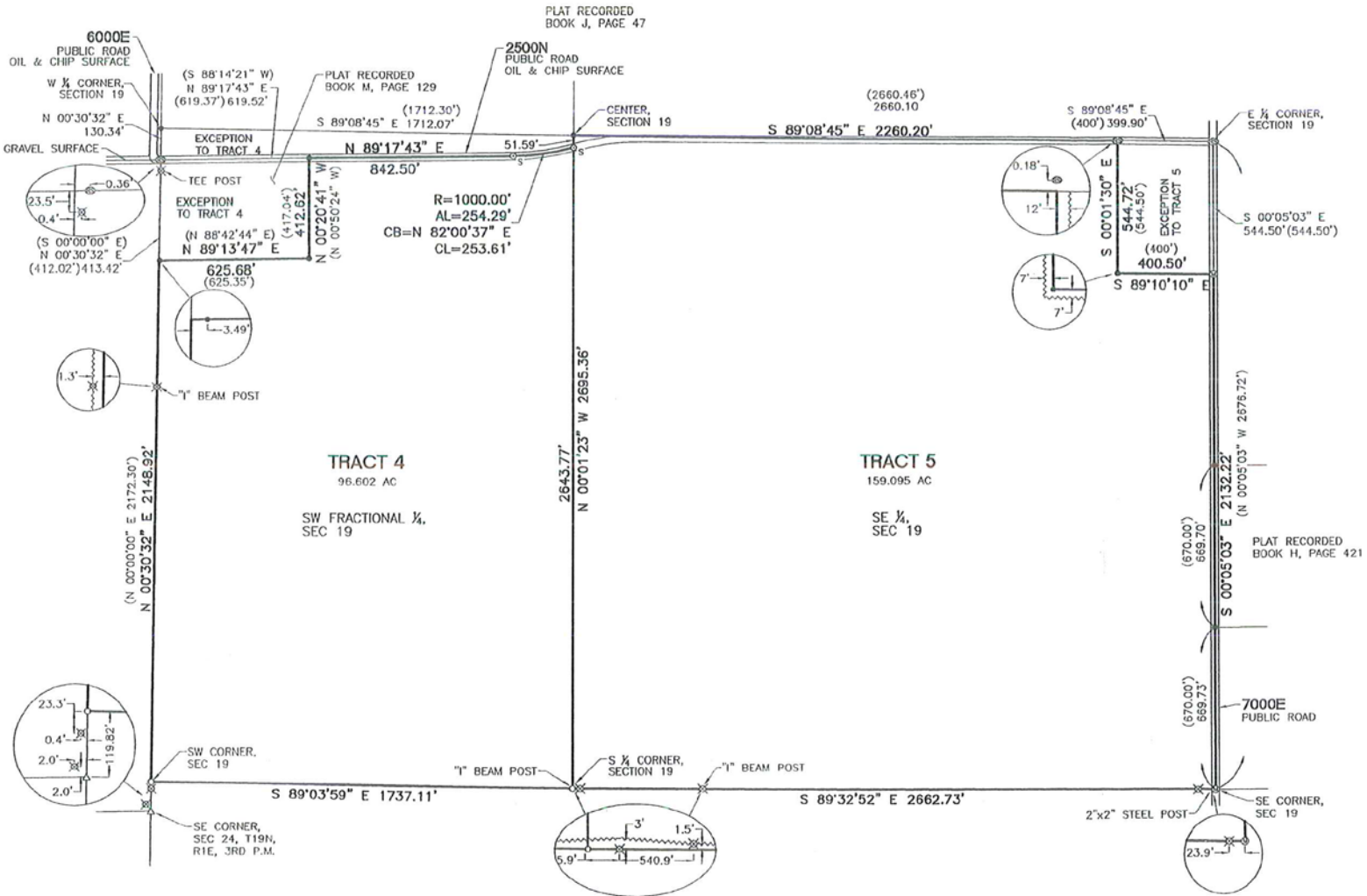
TUNBRIDGE

SEE PAGE 16

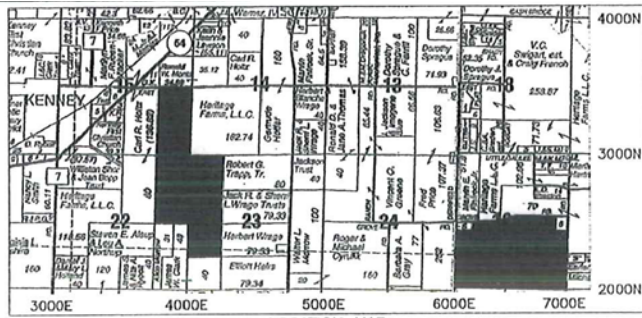
T.19N.-R.1E.



SURVEY - AUCTION TRACTS 1-3



LEGAL DESCRIPTION - TRACTS 1-3



ACREAGE

Tract 4	= 96.602 AC
Tract 5	= 159.095 AC
Total	= 255.697 AC

LEGEND

- Boundary Line
- - - Easement Line
- ~ ~ ~ Occupation Line
- Found Iron Rod Monument
- ⊕ Found Railroad Spike Monument
- △ Found Stone Monument
- ⊙ Found PK Nail
- ⊗ Found Mag Nail
- Set 1/2"x30" Iron Rod W/Plastic Cap "HDC FIRM #3223"
- ⊙_s Set PK Nail
- ⊗ Post
- Ⓢ Key Note to Schedule "B" Exception Item
- 100' Measured Dimension
- (100') Recorded Dimension or from Previous Survey

TITLE INSURANCE COMMITMENT

Schedule "B" Section II exception items from Titor Title Insurance Company, Commitment Number D2059-09 revised, effective date July 13, 2009, at 8:00 a.m., update effective date October 5, 2009, at 8:00 a.m.:

No exception items noted for this tract.

LEGAL DESCRIPTION

Tract 4: The Southwest Fractional 1/4 of Section 19 Township 19 North, Range 2 East of the Third Principal Meridian, EXCEPT That part of the Southwest 1/4 Section 19, Township 19 N Range 2 East of the 3rd PM lying North of the centerline of the existing Township Road AND EXCEPT Part of the Southwest Quarter of Section 19, Township 19 North, Range 2 East of the Third Principal Meridian DeWitt County, Illinois, described as beginning at a point being 2172.30 feet North 0 degrees 00 minutes 00 seconds East of the Southwest corner of said Section 19, running thence North 88 degrees 42 minutes 44 seconds East for 625.35 feet; thence North 0 degrees 50 minutes 24 seconds West for 417.04 feet; thence South 88 degrees 14 minutes 21 seconds West for 619.37 feet; thence South 0 degree 00 minutes 00 seconds West for 412.02 feet to the point beginning. Situated in DeWitt County, Illinois. (Parcel No. 12-19-300-008 Part of)

Tract 5: The Southeast 1/4 of Section 19, Township 19 North, Range 2 East of the Third Principal Meridian, EXCEPT the North 544.50 feet of the East 400 feet thereof. Situated in DeWitt County, Illinois. (Parcel No. 12-19-400-004 as to the East 123.00 acres and part of Parcel No. 12-19-300-008 as to the West 32 acres)

NOTES

- Field work was completed for this project on September 4, 2009.
- This professional service conforms to the current Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and NSPS in 2005.
- I set or found the corner monuments as shown on the Plat.
- The locations of underground utilities as shown hereon are based on above-ground structures and drawings provided to the surveyor.
- No excavations were made during the progress of the survey to verify existence, exact location, size, depth, or condition of any buried utilities or structures.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- These tracts of land are located in unshaded Zone "X" on the Special Flood Hazard Area identified for the County of DeWitt, Illinois, by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17039C0350E, dated November 2, 2007.
- Public roads are as shown on the Plat.
- There are no building improvements on any of these tracts of land.

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

To: Proventus III, LLC;
 Marvin Finrock, Sr., and Beverly Finrock as to Tract 4;
 Marvin Finrock, Sr. and Beverly Finrock as to the West 32 acres of Tract 5;
 Marvin Finrock, Sr. as to the East 123 acres of Tract 5;
 Titor Title Insurance;
 First Illinois Title Group LLC; and
 Farm Management Services

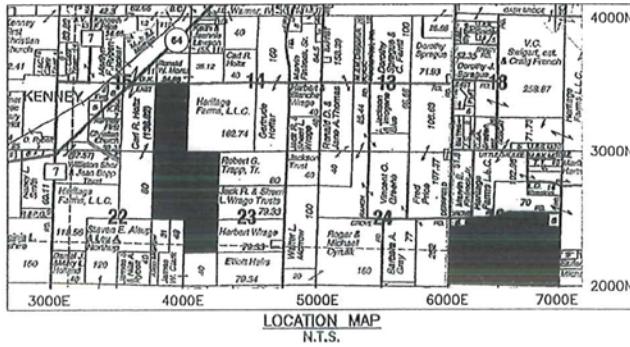
This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7a and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Signed and Sealed this 24th day of September, 2009
 Revised: 8th day of October, 2009

David P. Phillippe
 Illinois Professional Land Surveyor's No. 2591
 License Expires 11-30-10



LEGAL DESCRIPTION -TRACTS 4-7



ACREAGE	
Tract 1	= 81.095 AC
Tract 2	= 81.472 AC
Tract 3	= 122.804 AC
Total	= 285.371 AC

LEGEND	
	Boundary Line
	Easement Line
	Occupation Line
	Found Iron Rod Monument
	Found Railroad Spike Monument
	Found Stone Monument
	Found PK Nail
	Found Mag Nail
	Set 1/2"x30" Iron Rod W/Plastic Cap "HDC FIRM #3223"
	Set PK Nail
	Post
	Key Note to Schedule "B" Exception Item
100'	Measured Dimension
(100')	Recorded Dimension or from Previous Survey

Schedule "B" Section II exception items from Tior Title Insurance Company, Commitment Number D2059-09 revised, effective date July 13, 2009, at 8:00 a.m., update effective date October 5, 2009, at 8:00 a.m.:

- 10 Easement dated June 26, 1944 and recorded September 26, 1944 in Volume 107 of Deeds, Page 88 from Earl W. Meadows and Lemira Meadows, his wife, to Oscar W. Mayer, for a right of way or easement over and across the lands of the second party to the first party, and his heirs and assigns. (For further important provisions, see record) (Affects Tracts 1 and 2).
- 11 Easement dated May, 1962 and recorded May 23, 1962 in Volume 162 of Deeds, page 136, by Earl Meadows to General Telephone Company of Illinois, for the right, privilege, easement and authority to construct, operate, patrol, and maintain its communication lines, etc. (For further important provisions, see record) (Affects Tract 1).

LEGAL DESCRIPTION

Tract 1: The East 1/2 of the Southeast 1/4 of Section 15, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois. (Parcel No. 11-15-400-004)

Tract 2: The East 1/2 of the Northeast 1/4 of Section 22, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois. (Parcel Nos. 11-22-200-002 and 11-22-200-007)

Tract 3: The West 1/2 of the Northwest 1/4 of Section 23, Township 19 North, Range 1 East of the Third Principal Meridian, ALSO, the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois. (Parcel Nos. 11-23-300-007 and 11-23-100-001)

NOTES

1. Field work was completed for this project on September 4, 2009.
2. This professional service conforms to the current Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and NSPS in 2005.
3. I set or found the corner monuments as shown on the Plat.
4. The locations of underground utilities as shown hereon are based on above-ground structures and drawings provided to the surveyor.
5. No excavations were made during the progress of the survey to verify existence, exact location, size, depth, or condition of any buried utilities or structures.
6. Subsurface and environmental conditions were not examined or considered as a part of this survey.
7. These tracts of land are located in unshaded Zone "X" on the Special Flood Hazard Area identified for the County of DeWitt, Illinois, by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17039C0350E, dated November 2, 2007.
8. Public roads are as shown on the Plat.
9. There are no building improvements on any of these tracts of land.

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

To: Proventus III, LLC;
Marvin Finrock, Sr., and Beverly Finrock as to Tracts 1, 2 and 3;
Tior Title Insurance;
First Illinois Title Group LLC; and
Farm Management Services

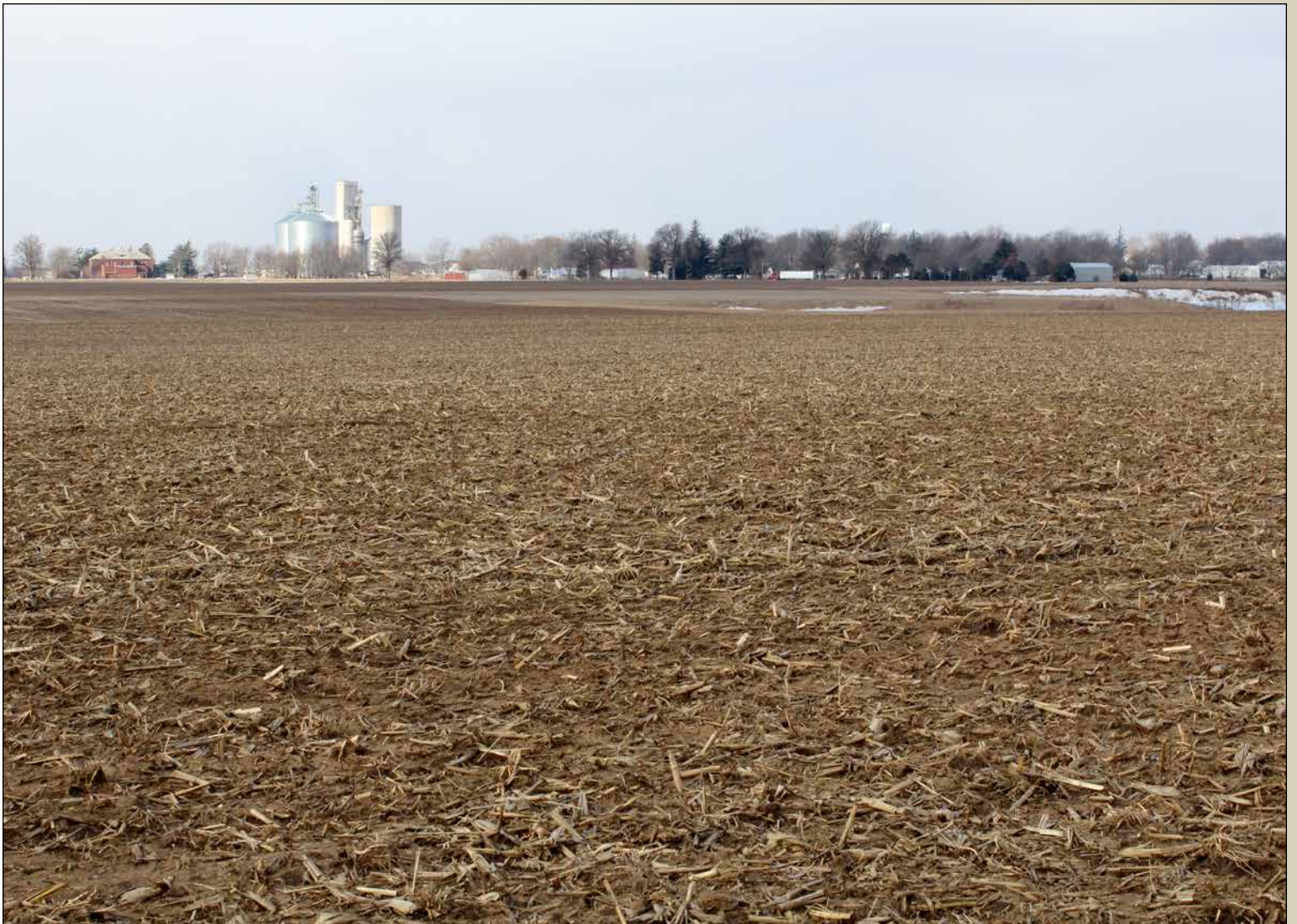
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7a and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Signed and Sealed this 24th day of September, 2009
Revised: 8th day of October, 2009

David P. Phillippe
Illinois Professional Land Surveyor's No. 2591
License Expires 11-30-10

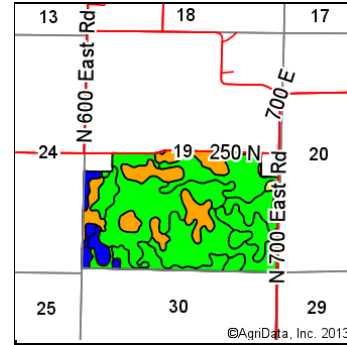
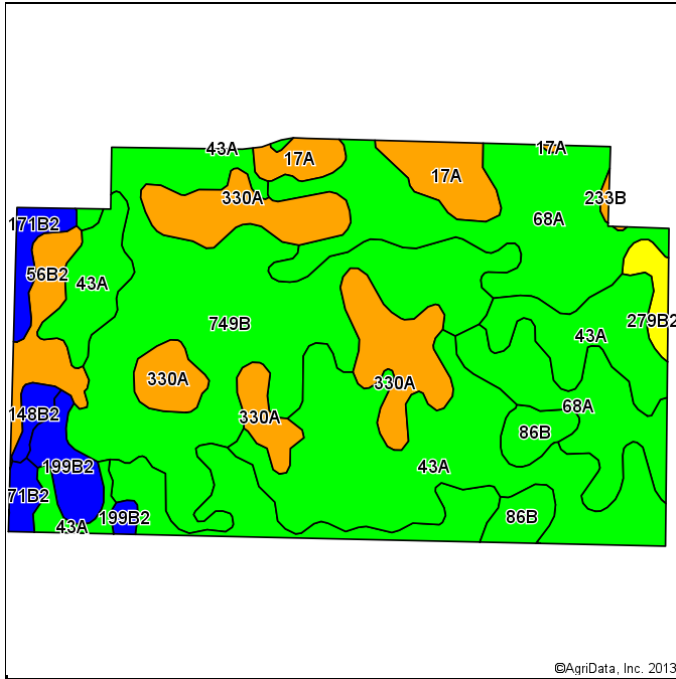


SOIL MAPS / SOIL TESTS



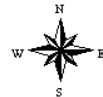
SURETY SOIL MAP

Soil Map



State: **Illinois**
 County: **De Witt**
 Location: **19-19N-2E**
 Township: **Texas**
 Acres: **256.91**
 Date: **1/3/2014**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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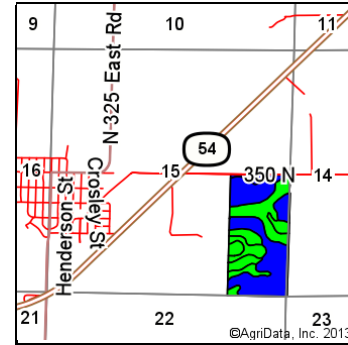
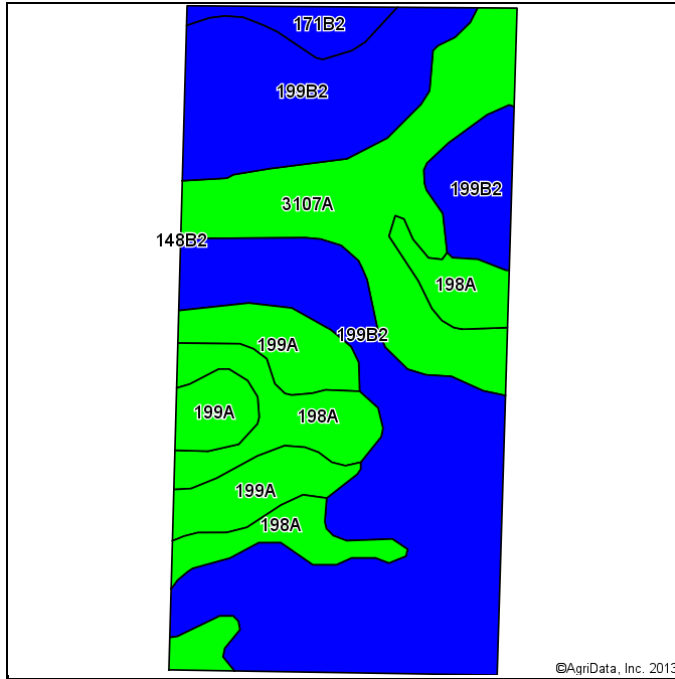
Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	64.55	25.1%		FAV	191	62	77	100	0	0.00	5.90	142
**749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	63.44	24.7%		FAV	**188	**60	**73	**99	0	**7.33	0.00	**141
68A	Sable silty clay loam, 0 to 2 percent slopes	61.03	23.8%		FAV	192	63	74	99	0	0.00	5.77	143
330A	Peotone silty clay loam, 0 to 2 percent slopes	27.52	10.7%		FAV	164	55	61	78	0	0.00	5.02	123
17A	Keomah silt loam, 0 to 2 percent slopes	9.83	3.8%		FAV	161	51	65	83	0	0.00	5.14	119
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	7.54	2.9%		FAV	**171	**53	**66	**94	0	**5.96	0.00	**124
**86B	Osco silt loam, 2 to 5 percent slopes	6.58	2.6%		FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	5.98	2.3%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135

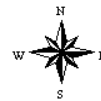
SURETY SOIL MAP

Soil Map



State: **Illinois**
 County: **De Witt**
 Location: **15-19N-1E**
 Township: **Tunbridge**
 Acres: **80.07**
 Date: **1/3/2014**

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 Real Estate & Auction Co., Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	43.37	54.2%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	14.80	18.5%		FAV	189	60	71	98	0	0.00	5.77	139
198A	Elburn silt loam, 0 to 2 percent slopes	10.97	13.7%		FAV	197	61	74	94	0	0.00	5.77	143
199A	Plano silt loam, 0 to 2 percent slopes	8.86	11.1%		FAV	194	60	74	103	0	7.02	0.00	142
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.07	2.6%		FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
Weighted Average						187.7	58.4	71.1	97.9	0	4.56	1.86	137.5

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

^a UNF = unfavorable; FAV = favorable

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

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

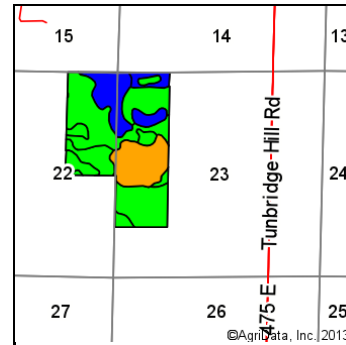
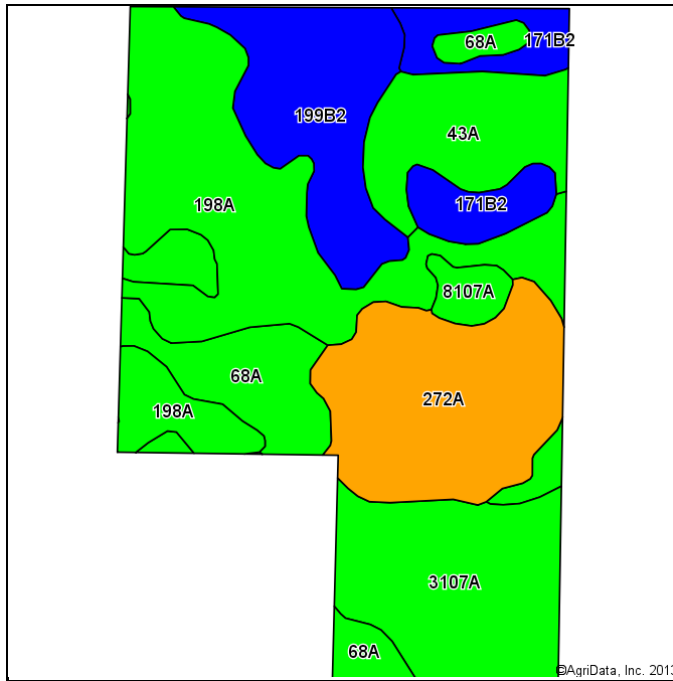
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

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

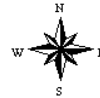
SURETY SOIL MAP

Soil Map



State: **Illinois**
 County: **De Witt**
 Location: **23-19N-1E**
 Township: **Tunbridge**
 Acres: **205.01**
 Date: **1/3/2014**

SCHRADER
 Real Estate & Auction Co., Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	55.83	27.2%		FAV	197	61	74	94	0	0.00	5.77	143
272A	Edgington silt loam, 0 to 2 percent slopes	34.74	16.9%		FAV	166	54	65	84	0	0.00	5.27	124
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	30.91	15.1%		FAV	189	60	71	98	0	0.00	5.77	139
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	26.09	12.7%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
68A	Sable silty clay loam, 0 to 2 percent slopes	22.01	10.7%		FAV	192	63	74	99	0	0.00	5.77	143
43A	Ipava silt loam, 0 to 2 percent slopes	18.56	9.1%		FAV	191	62	77	100	0	0.00	5.90	142
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	13.36	6.5%		FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.51	1.7%		FAV	189	60	71	98	0	0.00	5.77	139

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: 137

Acres: 251.8

Description: DeWitt-Grove East

Samples: 26

Date tested: 02/18/2014

County: De Witt

Township: Texas

Range:

Section: 19

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>
1	1	6.0		94		487	3382	635	2.5	13.7	61.6	19.3	14.6	4.5
2	2	5.9		72		456	3561	683	2.8	14.8	60.0	19.2	16.9	3.9
3	3	5.8		88		523	3486	671	2.7	15.2	57.4	18.4	19.8	4.4
4	4	5.8		81		537	3121	619	2.6	14.1	55.5	18.3	21.3	4.9
5	5	5.7		84		496	3452	702	2.9	15.7	55.0	18.6	22.3	4.1
6	6	6.0		78		528	3690	723	2.8	14.9	61.9	20.2	13.4	4.5
7	7	6.1		140		617	4088	789	3.1	15.8	64.7	20.8	9.5	5.0
8	8	6.0		91		506	3521	683	2.6	14.3	61.6	19.9	14.0	4.5
9	9	6.0		83		434	3209	624	2.3	12.7	63.3	20.5	11.8	4.4
10	10	5.9		78		465	3824	742	3.0	15.7	60.7	19.6	15.9	3.8
11	11	6.0		72		412	3993	787	3.1	15.8	63.2	20.8	12.7	3.3
12	12	5.9		62		427	3127	623	2.5	13.5	58.1	19.3	18.6	4.1
13	13	5.9		53		409	3260	626	2.5	13.8	59.1	18.9	18.1	3.8
14	14	6.0		53		424	3522	680	2.7	14.2	62.1	20.0	14.1	3.8
15	15	6.1		59		370	3468	682	2.5	13.5	64.3	21.1	11.1	3.5
16	16	6.0		42		391	3281	614	2.4	12.8	64.3	20.0	11.8	3.9
17	17	5.8		48		378	3309	648	2.6	14.5	57.2	18.7	20.8	3.4
18	18	5.8		52		382	3256	624	2.7	14.2	57.2	18.3	21.1	3.4
19	19	5.9		62		423	3347	639	2.5	14.1	59.5	18.9	17.8	3.9
20	20	5.8		51		436	2986	586	2.3	13.0	57.6	18.8	19.3	4.3
21	21	5.9		48		376	3021	592	2.3	12.5	60.4	19.7	16.0	3.9
22	22	6.0		48		354	3159	616	2.4	12.4	63.6	20.7	12.1	3.7
23	23	6.1		46		387	4047	787	3.0	15.4	65.7	21.3	9.7	3.2
24	24	5.7		52		343	2988	582	2.5	13.8	54.0	17.5	25.3	3.2
25	25	6.1		37		288	3215	599	2.1	12.4	64.8	20.1	12.1	3.0
26	26	6.0		41		292	3088	603	2.1	12.1	63.8	20.8	12.4	3.1
Averages		5.9	0.0	66	0	429	3400	660	2.6	14.0	60.6	19.6	15.9	3.9

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: 136

Acres: 273.3

Description: DeWitt-Grove West

Samples: 28

Date tested: 02/18/2014

County: De Witt

Township: Tunbridge

Range:

Section: 15/22/23

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>
1	1	5.9		53		734	2898	587	2.2	12.6	57.4	19.4	15.8	7.4
2	2	5.7		80		855	3011	592	2.5	14.6	51.6	16.9	24.0	7.5
3	3	5.8		44		415	2924	571	2.3	12.7	57.5	18.7	19.7	4.2
4	4	6.2		35		462	3270	623	2.0	12.4	66.1	21.0	8.1	4.8
5	5	6.2		52		476	3191	618	2.2	12.2	65.6	21.2	8.2	5.0
6	6	5.8		57		391	2714	523	2.1	12.0	56.7	18.2	20.9	4.2
7	7	5.7		53		423	2680	516	2.3	12.4	54.1	17.3	24.2	4.4
8	8	5.9		62		449	2895	552	2.3	12.1	59.7	19.0	16.5	4.8
9	9	5.9		46		390	3329	648	2.7	14.0	59.4	19.3	17.8	3.6
10	10	5.9		48		412	3457	682	2.8	14.5	59.6	19.6	17.2	3.6
11	11	5.8		57		362	3338	659	2.7	14.6	57.3	18.9	20.6	3.2
12	12	5.7		51		418	3145	618	2.6	14.5	54.3	17.8	24.2	3.7
13	13	5.7		64		459	3009	588	2.5	14.1	53.5	17.4	24.9	4.2
14	14	6.0		57		435	3297	640	2.4	13.0	63.6	20.6	11.6	4.3
15	15	6.0		49		418	3071	612	2.2	12.3	62.6	20.8	12.2	4.4
16	16	5.8		62		416	2885	572	2.2	12.6	57.1	18.9	19.8	4.2
17	17	5.7		51		357	2913	597	2.4	13.2	55.1	18.8	22.7	3.5
18	18	5.8		67		355	2854	588	2.3	12.5	56.9	19.5	19.9	3.6
19	19	5.7		60		328	2723	536	2.1	12.5	54.6	17.9	24.1	3.4
20	20	5.8		57		392	3259	629	2.7	14.3	57.1	18.4	21.0	3.5
21	21	5.8		42		418	3121	618	2.5	13.9	56.1	18.5	21.6	3.9
22	22	5.9		47		408	3640	702	2.9	15.0	60.5	19.4	16.6	3.5
23	23	5.9		53		380	3068	623	2.4	12.8	60.1	20.4	15.7	3.8
24	24	6.1		64		452	3446	674	2.4	13.5	63.8	20.8	11.1	4.3
25	25	5.7		52		423	2935	593	2.4	13.4	55.0	18.5	22.5	4.1
26	26	5.8		49		368	2839	570	2.3	12.4	57.0	19.1	20.1	3.8
27	27	5.8		53		428	2815	572	2.2	12.5	56.4	19.1	20.0	4.4
28	28	5.9		50		413	2867	561	2.2	12.0	59.6	19.4	16.6	4.4
Averages		5.9	0.0	54	0	437	3057	602	2.4	13.2	58.2	19.1	18.5	4.3

2013 YEILD MAPS



TRACTS 1-3

Dry Yield

Farmland Mang. - Kenny - East 250



Client Information:

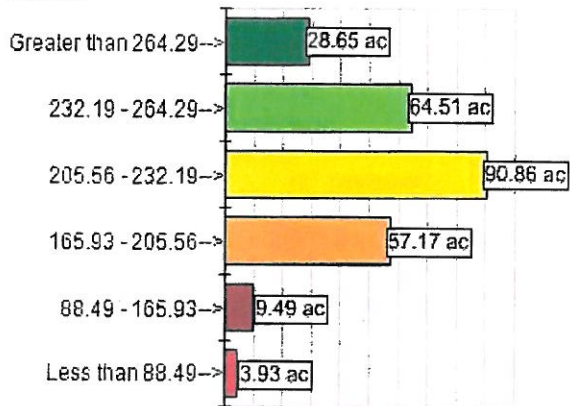
Client: Farmland Mang.
 Farm: Kenny
 Field: East 250

Field Information:

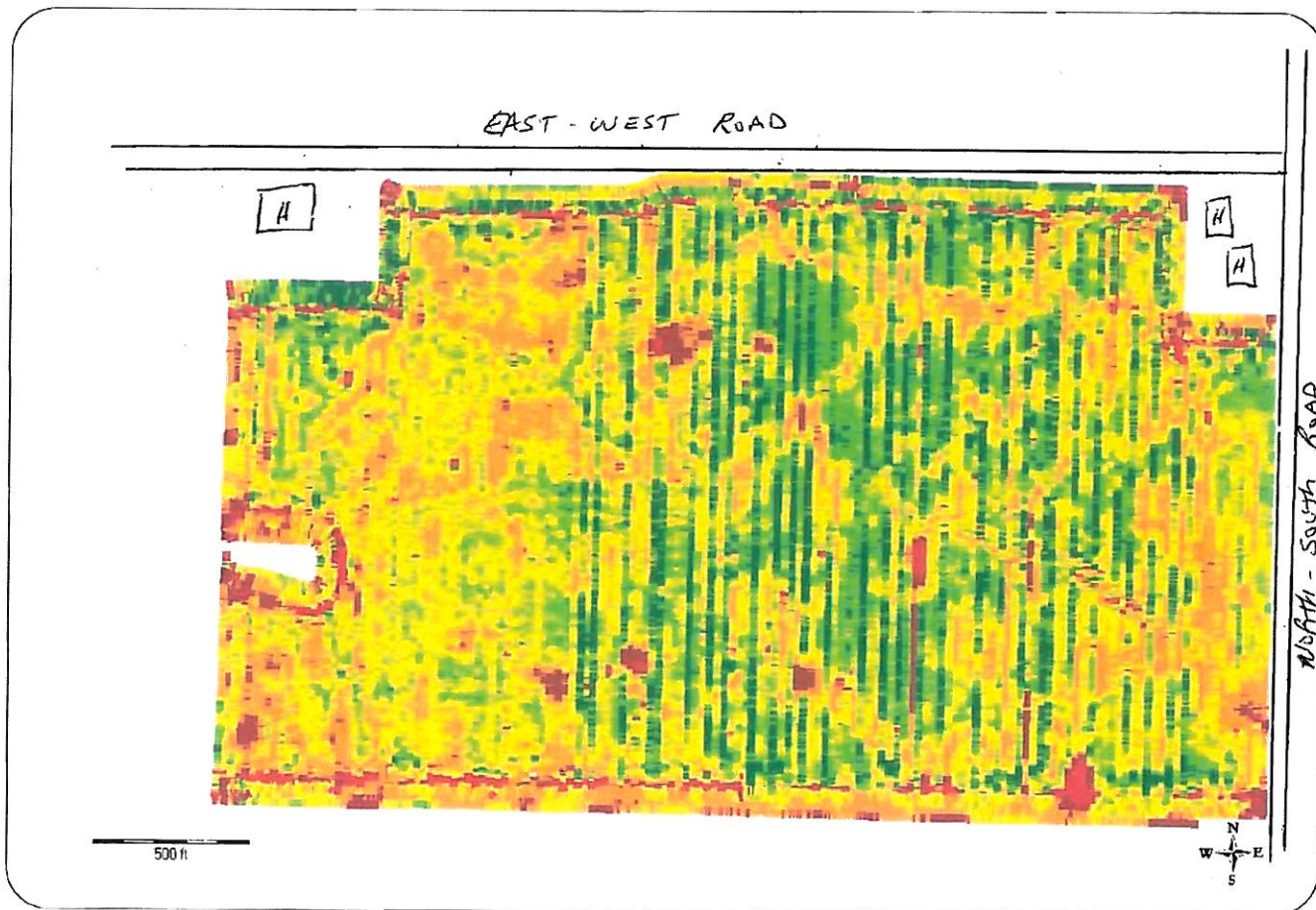
Crop: Corn
 Start Date: 10/2/2013
 Product: Corn
 Elapsed Time: 19.488 h
 Area: 254.62 ac
 Average Yield: 221.2 bu/ac
 Average Dry Weight: 12,387.5 lb/ac
 Total Yield: 56,326.6 bu
 Total Dry Weight: 3,154,142 lb
 Average Moisture: 20.03 %
 Productivity(area/hour): 13.07 ac/h

Legend Information:

Units = bu/ac



Field information and legend apply to active map layer only.



TRACTS 4-7

Dry Yield

Farmland Mang - Kenny - West 274

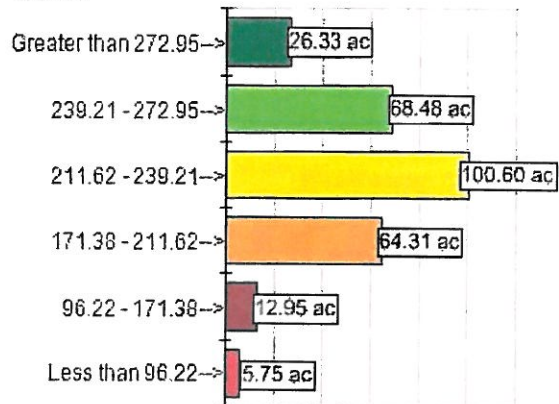


Client Information:

Client: Farmland Mang.
Farm: Kenny
Field: West 274

Legend Information:

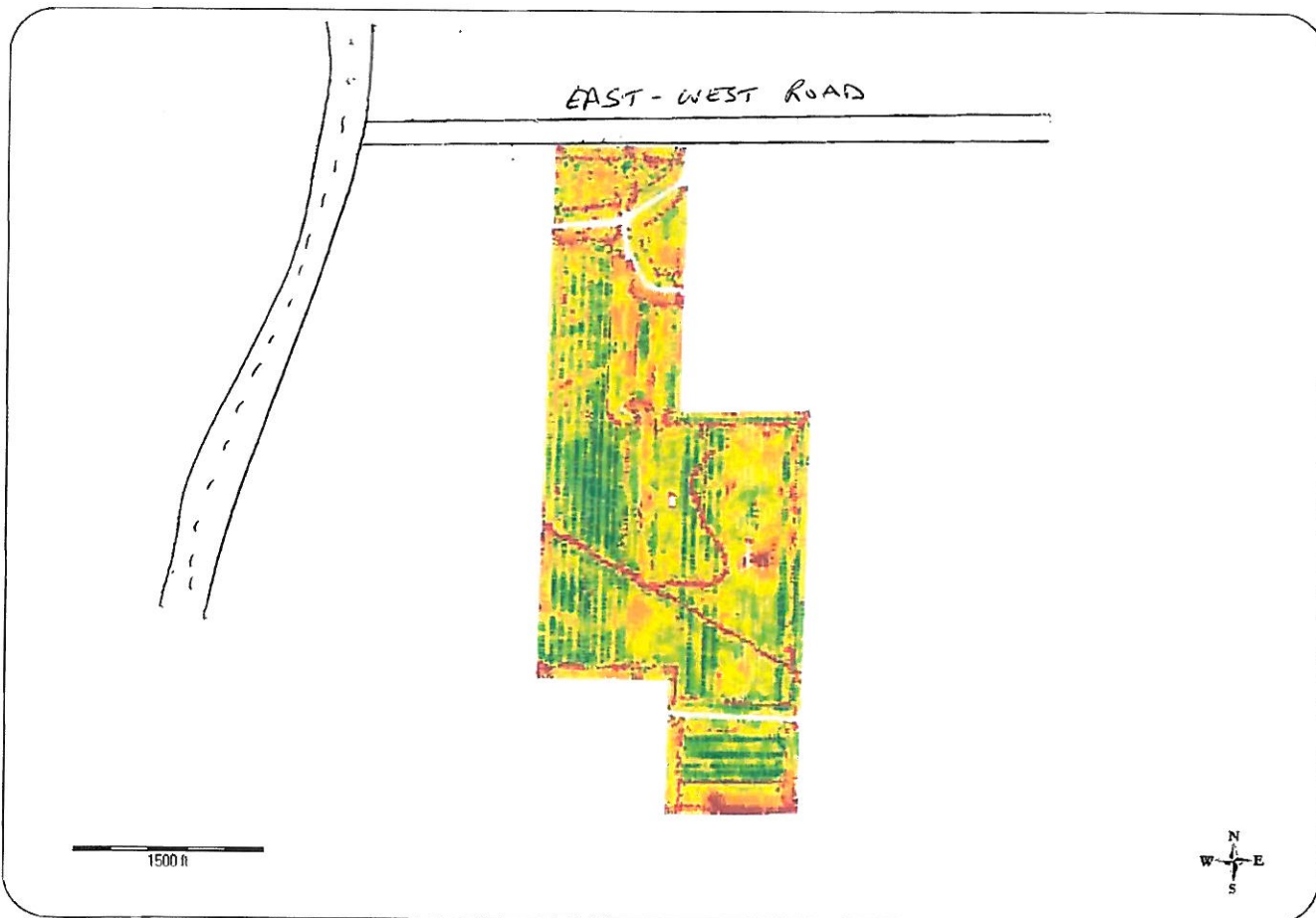
Units = bu/ac



Field Information:

Crop: Corn
Start Date: 10/1/2013
Product: Corn
Elapsed Time: 22.457 h
Area: 278.45 ac
Average Yield: 224.8 bu/ac ✓
Average Dry Weight: 12,590.9 lb/ac
Total Yield: 62,609.6 bu
Total Dry Weight: 3,505,974 lb
Average Moisture: 21.09 %
Productivity(area/hour): 12.40 ac/h

Field information and legend apply to active map layer only



COUNTY INFORMATION

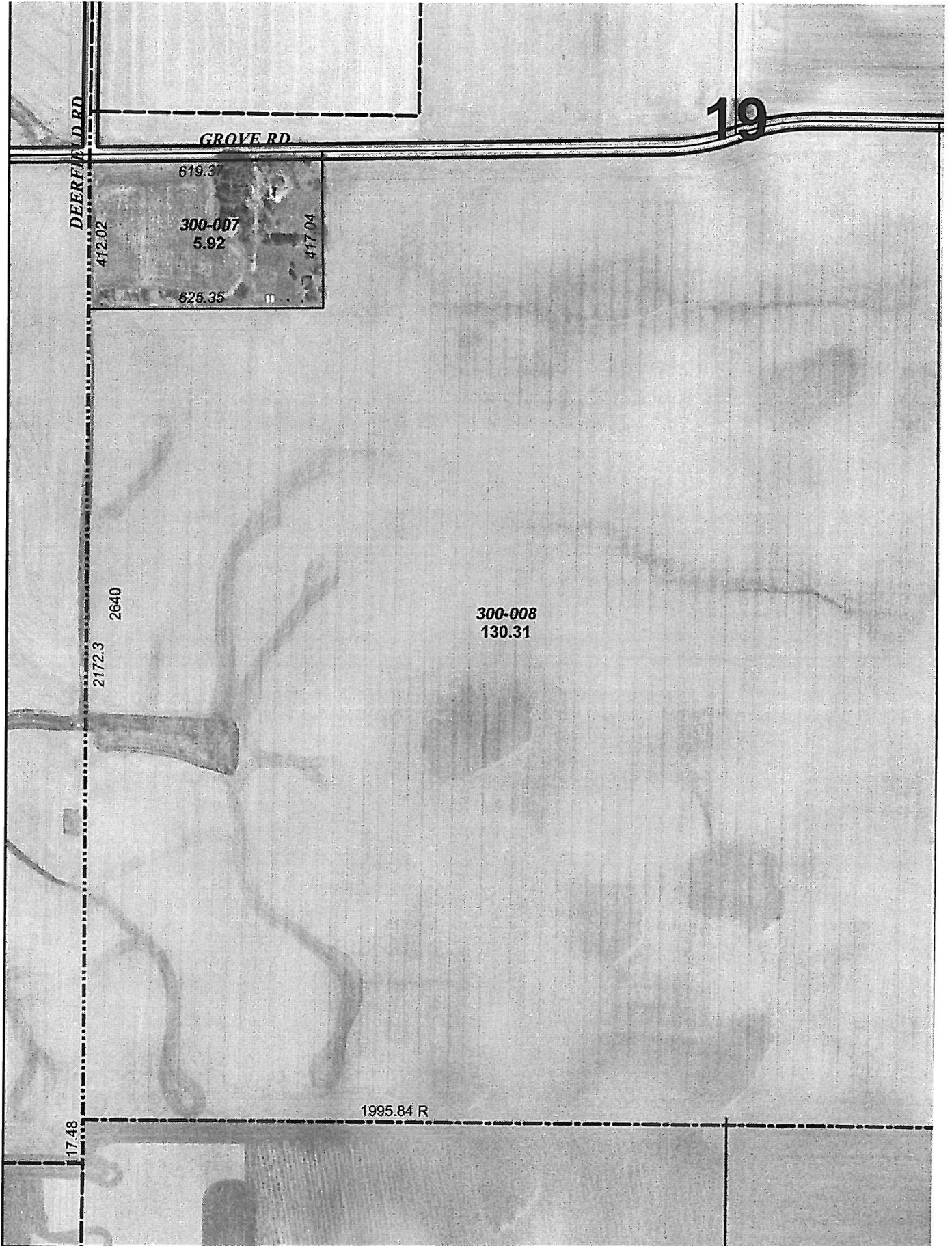
(Tax Parcel Maps, Tax Bills, Taxes Summary)



TAX PARCEL MAP



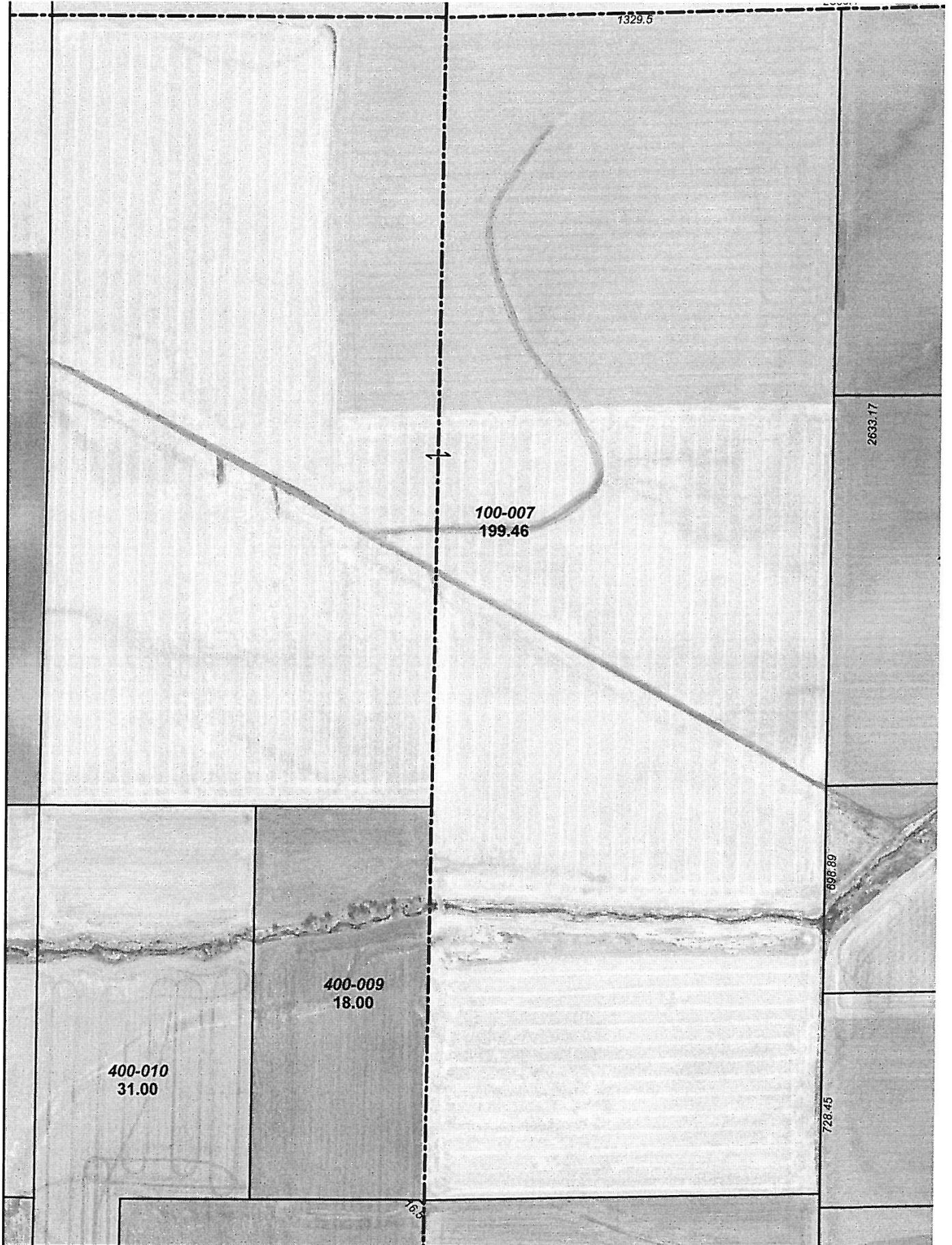
TAX PARCEL MAP



TAX PARCEL MAP



TAX PARCEL MAP



PROPERTY TAX BILLS

NOTICE TO TAXPAYER
 DEWITT COUNTY SUPERVISOR OF ASSESSMENTS - Clinton, IL
 (217) 935-7800
 THIS IS YOUR 2013 ASSESSMENT NOTICE FOR TAXES PAYABLE IN 2014

12-19-400-004

PROVENTUS III, LLC
 C/O FARMLAND MGMT SERVICES
 1803 WOODFIELD DR STE 2
 SAVOY, IL 61874

Township	TEXAS
3 Year Median Level of Assessment	33.33%
Published In	Clinton Journal
Publication Date	12/31/2013
Cost of the Paper	\$ 1.95

Class	Acreage	Print Date
0021	123.000	12/31/2013

Legal Description:	Year	Land	Farm Land	Building	Farm Building	TOTAL
Sec/Lot Twn Rng/Blk S19 T19 R2 E128 ACS SE (EX BEG NE COR, S544.5 , W400 , N544.5 , E400 TO POB)	2012	0	47,037	0	0	47,037
	2013	0	51,743	0	0	51,743
	% Change	0.00%	10.00%	0.00%	0.00%	10.00%

Reason(s) for Change:

I: FARMLAND RECALCULATION

Exemption History

2012 Tax Year

2013 Tax Year

RECEIVED
 JAN 03 2014

BY:.....

Assessed Value	-	Exemptions	=	Taxable	x	Prior (2012) Tax Rate	=
51,743		6,000		45,743		6.57945	

Prior Year Taxes:	\$ 3,094.78
ESTIMATED TAXES	
(SUBJECT TO CHANGE): \$ 3,009.64	

NOTICE TO TAXPAYER
DEWITT COUNTY SUPERVISOR OF ASSESSMENTS - Clinton, IL
 (217) 935-7800
THIS IS YOUR 2013 ASSESSMENT NOTICE FOR TAXES PAYABLE IN 2014

12-19-300-008

PROVENTUS III, LLC
 C/O FARMLAND MGMT SERVICES
 1803 WOODFIELD DR STE 2
 SAVOY, IL 61874

Township	TEXAS
3 Year Median Level of Assessment	33.33%
Published In	Clinton Journal
Publication Date	12/31/2013
Cost of the Paper	\$ 1.95

Class	Acreage	Print Date
0021	130.310	12/31/2013

Legal Description:	Year	Land	Farm Land	Building	Farm Building	TOTAL
Sec/Lot Twn Rng/Blk S19 T19 R2 FRAC L SW (EX BEG INT W LN & C/L RD, E619.37, S417.04, W625.35, N412.02 TO POB & EX PT LYG N OF C/L RD) &	2012	0	43,935	0	0	43,935
	2013	0	48,328	0	0	48,328
	% Change	0.00%	10.00%	0.00%	0.00%	10.00%

Reason(s) for Change:

1: FARMLAND RECALCULATION

Exemption History

2012 Tax Year

2013 Tax Year

RECEIVED
 JAN 03 2014

BY:

Assessed Value	-	Exemptions	=	Taxable	x	Prior (2012) Tax Rate
48,328		6,000		42,328		5.98414

Prior Year Taxes: \$ 2,629.14

ESTIMATED TAXES
(SUBJECT TO CHANGE): \$ 2,532.98

NOTICE TO TAXPAYER
DEWITT COUNTY SUPERVISOR OF ASSESSMENTS - Clinton, IL
 (217) 935-7800
THIS IS YOUR 2013 ASSESSMENT NOTICE FOR TAXES PAYABLE IN 2014

11-15-400-004

PROVENTUS III, LLC
C/O FARMLAND MGMT SERVICES
1803 WOODFIELD DR STE 2
SAVOY, IL 61874

Township	TUNBRIDGE
3 Year Median Level of Assessment	33.33%
Published In	Clinton Journal
Publication Date	12/31/2013
Cost of the Paper	\$ 1.95

Class	Acreage	Print Date
0021	80.000	12/31/2013

Legal Description:	Year	Land	Farm Land	Building	Farm Building	TOTAL
Sec/Lot Twn Rng/Blk S15 T19 R1 E 1/2 SE.	2012	0	24,419	0	0	24,419
	2013	0	26,860	0	0	26,860
	% Change	0.00%	10.00%	0.00%	0.00%	10.00%

Reason(s) for Change:

1: FARMLAND RECALCULATION

Exemption History

2012 Tax Year

2013 Tax Year

RECEIVED
JAN 03 2014

BY: _____

Assessed Value	-	Exemptions	=	Taxable	x	Prior (2012) Tax Rate
26,860		6,000		20,860		6.06322

Prior Year Taxes: \$ 1,480.58

ESTIMATED TAXES
(SUBJECT TO CHANGE): \$ 1,264.80

NOTICE TO TAXPAYER
DEWITT COUNTY SUPERVISOR OF ASSESSMENTS - Clinton, IL
 (217) 935-7800
THIS IS YOUR 2013 ASSESSMENT NOTICE FOR TAXES PAYABLE IN 2014

11-23-100-007

PROVENTUS III, LLC
C/O FARMLAND MGMT SERVICES
1803 WOODFIELD DR STE 2
SAVOY, IL 61874

Township	TUNBRIDGE
3 Year Median Level of Assessment	33.33%
Published In	Clinton Journal
Publication Date	12/31/2013
Cost of the Paper	\$ 1.95

Class	Acreage	Print Date
0021	199.460	12/31/2013

Legal Description:	Year	Land	Farm Land	Building	Farm Building	TOTAL
Sec/Lot Twn Rng/Blk S23 T19 R1 & S22 T19 R1 W1/2 NW & NW SW SEC 23 & E1/2 NE SEC 22	2012	0	69,166	0	0	69,166
	2013	0	76,082	0	0	76,082
	% Change	0.00%	10.00%	0.00%	0.00%	10.00%

Reason(s) for Change:

1: FARMLAND RECALCULATION

Exemption History

2012 Tax Year
2013 Tax Year

RECEIVED
JAN 03 2014

BY:

Assessed Value	-	Exemptions	=	Taxable	x	Prior (2012) Tax Rate	=
76,082		6,000		70,082		6.06322	

Prior Year Taxes:	\$ 4,193.70
ESTIMATED TAXES	
(SUBJECT TO CHANGE):	\$ 4,249.24

FSA INFORMATION



DeWitt Grove

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date May 1, 2013

Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 4398

County : DE WITT

Operator Name :

DAWSON FARMS GENERAL PTRP

Farm Associated with operators :

17-039-8, 17-139-65, 17-115-220, 17-021-306, 17-139-420, 17-115-621, 17-147-780, 17-139-814, 17-115-835, 17-041-889, 17-029-1290, 17-139-1449, 17-139-1523, 17-139-1732, 17-139-1735, 17-029-1753, 17-173-2025, 17-139-2053, 17-139-2297, 17-139-2365, 17-029-2435,

CRP contract numbers :

602A

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
539.91	531.72	531.72	0.00	0.00	1.60	0.00	Active	5

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	530.12	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	263.90	0.00	0.00	127.1167	158.0000
Soybeans	258.40	0.00	0.00	40.6176	48.6176

NOTES



Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 4398

County : DE WITT

Tract Number : 1435

Description : G-3 SEC 15

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : PROVENTUS III LLC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
81.65	81.65	81.65	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	81.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	35.80	0.00	0.00	132.00	158.00
Soybeans	38.00	0.00	0.00	42.00	50.00

NOTES



United States Department of Agriculture
Farm Service Agency

July 18, 2011

DeWitt County, IL

Farm: 4398

Tract: 1435

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisor

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.



Abbreviated 156 Farm Record

State : ILLINOIS
 County : DE WITT

Farm Number : 4398
 Tract Number : 1436

Description : G-3 SEC 22-23

FAV/WR History : No

BIA Unit Range Number :

HEL Status : Undetermined

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : PROVENTUS III LLC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
86.96	85.74	85.74	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	85.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	44.00	0.00	0.00	132.00	158.00
Soybeans	41.80	0.00	0.00	42.00	50.00

NOTES



United States Department of Agriculture
Farm Service Agency

July 18, 2011

DeWitt County, IL

Farm: 4398

Tract: 1436

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisor

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.



Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 4398

County : DE WITT

Tract Number : 1498

Description : G-3 SEC 22-23

FAV/WR History : No

BIA Unit Range Number :

HEL Status : Undetermined

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : PROVENTUS III LLC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
113.61	112.72	112.72	0.00	0.00	1.60	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	111.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	56.60	0.00	0.00	125.00	158.00
Soybeans	54.50	0.00	0.00	40.00	48.00

NOTES



United States Department of Agriculture
Farm Service Agency

July 18, 2011

DeWitt County, IL

Farm: 4398

Tract: 1498

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisor

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.



Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 4398

County : DE WITT

Tract Number : 10777

Description : G-5 SEC 19 TEXAS

FAV/WR History : No

BIA Unit Range Number :

HEL Status : Undetermined

Welland Status : Tract does not contain a wetland

WL Violations :

Owners : PROVENTUS III LLC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
128.55	123.82	123.82	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	123.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	63.50	0.00	0.00	125.00	158.00
Soybeans	60.30	0.00	0.00	40.00	48.00

NOTES



United States Department of Agriculture
Farm Service Agency

July 18, 2011

DeWitt County, IL

Farm: 4398

Tract: 10777

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisor

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.



Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 4398

County : DE WITT

Tract Number : 11112

Description : G5/4 SEC 19 TEXAS TWP

FAV/WR History : No

BIA Unit Range Number :

HEL Status : Undetermined

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : PROVENTUS III LLC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
129.14	127.79	127.79	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	127.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	64.00	0.00	0.00	125.00	158.00
Soybeans	63.80	0.00	0.00	40.00	48.00

NOTES



United States Department of Agriculture
Farm Service Agency

July 18, 2011

DeWitt County, IL

Farm: 4398

Tract: 11112

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisor

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.

CRP CONTRACT



is form is available electronically.

CRP-1
(1-26-04)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

1082

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code)
DeWitt Co. FSA Office
5920 Revere Rd.
Clinton, IL 61727

8. TELEPHONE NUMBER (Include Area Code): 217 935-2181

1. ST. & CO CODE ADMIN.
LOCATION

17-039

2. SIGN-UP NUMBER

36

3. CONTRACT NUMBER

602A

4. ACRES FOR ENROLLMENT

1.6

5. FARM NUMBER

4398

6. TRACT NUMBER(S)

1498

8. OFFER (Select one)

GENERAL

ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD

FROM: (MM-DD-YYYY)

TO: (MM-DD-YYYY)

10-1-07

9-30-2017

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$ 205.76	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$ 329.22	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$ 329.22	1498	3	CP8A	1.6	
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): Proventus III LLC 610 Farmhand Mgt. Services 1803 Woodfield Dr. Ste B Savoy, IL 61874	(2) SHARE 100 % 0 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE Proventus LLC X 8/16/10 (If more than three individuals are signing, continue on attachment.)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): Illino's Family Farms 14799 JD Drive Carlinville, IL 62626	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE See attached (If more than three individuals are signing, continue on attachment.)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE
By Christy Brown, CEO

B. DATE (MM-DD-YYYY)
8/31/10

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 285, 287, 371, 641, 651, 1001; 15 USC 714m, and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to the Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy

Owner's Copy

Operator's Copy

DEWITT COUNTY FSA OFFICE

AUG 24 2010

CRP CONTRACT

This form is available electronically.

CRP-1 (03-26-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE LOCATION 17-035	ADMIN. SIGNUP NUMBER 36
CONSERVATION RESERVE PROGRAM CONTRACT RECEIVED AUG 25 2010 <small>This authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>		3. CONTRACT NUMBER 602A	4. ACRES FOR ENROLLMENT 1.6
		5. FARM NUMBER 4398	6. TRACT NUMBER(S) 1498
7. COUNTY OFFICE ADDRESS (Include Zip Code) DeWitt Co. FSA Office 5920 Revere Rd. Clinton, IL 61727		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-1-07 TO: (MM-DD-YYYY) 9-30-2017
8. TELEPHONE NUMBER (Include Area Code): 217 935-2181			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 205.76	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$ 329.22	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment \$ 329.22	1498	3	CP8A	1.6	
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): Proventus III LLC 410 Farmland Mgt. Services 1803 Woodfield Dr. Ste B Savoy, IL 61874	(2) SHARE 100 % 0 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE Proventus LLC X 8/16/10 <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): Illinois Family Farms 14744 JD Drive Carrollville, IL 62626	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE X 8-27-10 <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)	DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
---	------------------------------------	----------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985 (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001, 14 USC 7141m; and 31 USC 372d, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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RECEIVED AUG 24 2010

DEWITT COUNTY FSA OFFICE

Original - County Office Copy Owner's Copy Operator's Copy

PRELIMINARY TITLE WORK



SCHEDULE A - COMMITMENT FOR TITLE INSURANCE

File #:704305



Knight Barry Title, Inc.
201 E Pittsburgh Ave Suite 200
Milwaukee, WI 53204
414-727-4545
Fax:414-727-4411

Refer Inquiries to: Becky Gahart (rebecca@knightbarry.com)
Completed on:2/18/14 3:20 pm
Last Revised on:2/18/14 3:20 pm
Printed on:2/18/14 3:21 pm

Prepared for: Myriam D. Benhamou (Myriam.Benhamou@quarles.com)
Quarles & Brady LLP
300 N. LaSalle Street
Suite 4000
Chicago, IL 60654

Effective date: February 12, 2014 at 8:00 am

1. Policy (or Policies) to be issued:

(a) ALTA Owner's Policy (6/17/2006) Proposed Insured: Policy Amount:
A legally qualified grantee to be named \$0.00

(b) ALTA Loan Policy (6/17/2006) Proposed Insured: Policy Amount not to exceed:
None \$0.00

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 III, LLC

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

See "Exhibit A" attached

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: Vacant Land, IL

Tax Key Number: 11-15-400-004 (as to Tract I); 11-23-100-007 (as to Tracts II and III); 12-19-400-004 and 12-19-300-008 (as to Tracts IV and V)

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



Your nationwide source for title and closing services.
Visit www.knightbarry.com for a list of offices and services.



Knight Barry Title, Inc.
201 E Pittsburgh Ave Suite 200
Milwaukee, WI 53204
414-727-4545
Fax:414-727-4411

Refer Inquiries to: Becky Gahart (rebecca@knightbarry.com)
Completed on:2/18/14 3:20 pm
Last Revised on:2/18/14 3:20 pm
Printed on:2/18/14 3:21 pm

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 III, LLC to TBD. from Proventus III, LLC to TBD.
 2. The amount of insurance shown on Schedule A must be increased to an amount equivalent to the full value of the Land before the policy will be issued. At such time, an additional charge will be made in conformity with established rates.
 3. We must be supplied with a copy of the Articles of Organization and the Operating Agreement together with all amendments for Proventus III, LLC . After examination of the same, we may add additional requirements or exceptions.
 4. DEED - STATE TRANSFER FORMS AND TAXES: In order to record the deed called for in this Commitment, the following forms must be completed, and the appropriate transfer tax paid as identified in the completed forms, and sent with the deed for recording:
 - A. a completed PTAX-203 Illinois Real Estate Transfer Declaration form (which is available at the Illinois Department of Revenue website - <http://tax.illinois.gov>), and
 - B. if the transfer is of non-residential property of over \$1,000,000, a completed PTAX-203-A Illinois Real Estate Transfer Declaration form.
 5. Judgments and/or liens, if any, docketed or filed against the prospective owner of the subject premises. Further report will be made as to such judgments and liens when we are advised as to the name of the prospective owner.
 6. DOCUMENT RECORDING REQUIREMENTS: The document(s) to be recorded must conform with the State of Illinois and County recording requirements. For a checklist of these recording requirements, see www.knightbarry.com/illinois-recording-requirements/default.aspx.
 7. ENDORSEMENTS: All endorsement requests should be made within 3-business days prior to closing to allow the Company time to review and if necessary set forth additional requirements and/or exceptions.
 8. PLAT ACT AFFIDAVIT: The Land is subject to the Illinois Plat Act (765 1LCS 205/1 et seq). ACCORDINGLY, in order to record the deed called for in this Commitment, the Plat Act Affidavit (which affidavit is included with this Commitment) must accompany the deed when sent for recording.
 9. Release and satisfaction of Mortgage from Proventus III, LLC to Farm Credit East, ACA in the amount of \$6,500,000.00 dated January 13, 2012, and recorded January 19, 2012, as Document No. 234868 in Book 723, Page 283.

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



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Completed on:2/18/14 3:20 pm
Last Revised on:2/18/14 3:20 pm
Printed on:2/18/14 3:21 pm

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. General Taxes for the year 2013 and subsequent years.
10. Easement dated June 26, 1944, and recorded September 26, 1944, in Volume 107 of Deeds, Page 88 from Earl W. Meadows and LeMira Meadows, his wife, to Oscar W. Mayer, for a right of way or easement over and across the lands of the second party to the first party, and his heirs and assigns. (Affects Tracts 1, 2 and 3)
11. Easement recorded May 23, 1962, in Volume 162 of Deeds, Page 136 by Earl Meadows to General Telephone Company of Illinois, for the right, privilege, easement and authority to construct, operate, patrol, and maintain its communication lines, etc. (Affects Tracts 1, 2 and 3)
12. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
13. Agreement dated December 18, 1990 and recorded December 26, 1990, in Volume 253, Page 98 as Document 154718 between William E. High and Helen M. High and The John Warner Bank, executor of the will of Carrie L. Hammon, deceased, as to water well, easement and certain trees and shed. (Affects Tract 4)
14. Premises lie within the boundaries of the DeWitt County Soil Conservation District and are subject to assessments thereunder.
15. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
16. Rights of way for drainage ditches, tiles, feeders, laterals and pipes, if any.
17. Any lien or right to lien in favor of a property manager employed to manage the Land.
18. Existing unrecorded leases and tenancies and all rights thereunder of the lessees and tenants and of any person claiming by, through or under the lessees.

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



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Refer Inquiries to: Becky Gahart (rebecca@knightbarry.com)
Completed on:2/18/14 3:20 pm
Last Revised on:2/18/14 3:20 pm
Printed on:2/18/14 3:21 pm

19. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of any stream across the premises.
20. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Proventus III, LLC to Farm Credit East, ACA in the amount of \$6,500,000.00 dated January 13, 2012, and recorded January 19, 2012, as Document No. 234868 in Book 723, Page 283.

Footnotes to Schedule B

- a. **GOOD FUNDS:** In the event that the Company will act as the settlement agent for the transaction contemplated by this Commitment, and in the event that funds are due from one of the parties to the transaction, then "good funds" must be submitted to the Company. Under the Illinois law (215 ILCS 155/26), for purposes of this transaction, "good funds" consist of wired funds or a cashiers or certified check.
- b. **IDENTIFICATION:** In the event that the Company will act as the settlement agent for the transaction contemplated by this Commitment, then the Company will require proper identification, which would include government issued identification, from all parties in order to notarize or authenticate any document.
- c. **REMOVAL OF EXCEPTIONS:** For information on the Company's standards to delete any of the Schedule B-Section II exceptions listed in this Commitment, contact the Company with questions.
- d. **NOTE:** The tax codes shown in Schedule A are shown for informational purposes only and no liability is assumed therefore. It is a known fact that parcels are re-assigned tax code numbers mainly as a result of property division. These re-assignments occur sometimes after our search and as a result no liability can be assumed. Furthermore, no liability can be assumed for the lien for additional taxes that may result for any year in which there is construction of new or additional improvements in such year, which will be assessed in a subsequent year and added to a subsequent year's tax bill.

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



Your nationwide source for title and closing services.
Visit www.knightbarry.com for a list of offices and services.

EXHIBIT A

Tract I: The East 1/2 of the Southeast 1/4 of Section 15, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois.

Tract II: The East 1/2 of the Northeast 1/4 of Section 22, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois.

Tract III: The West 1/2 of the Northwest 1/4 of Section 23, Township 19 North, Range 1 East of the Third Principal Meridian, ALSO, the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois.

Tract IV: The Southwest Fractional 1/4 of Section 19 Township 19 North, Range 2 East of the Third Principal Meridian, EXCEPT That part of the Southwest 1/4 Section 19, Township 19 N Range 2 East of the 3rd PM lying North of the centerline of the existing Township Road AND EXCEPT Part of the Southwest Quarter of Section 19, Township 19 North, Range 2 East of the Third Principal Meridian DeWitt County, Illinois, described as beginning at a point being 2172.30 feet North 0 degrees 00 minutes 00 seconds East of the Southwest corner of said Section 19, running thence North 88 degrees 42 minutes 44 seconds East for 625.35 feet; thence North 0 degrees 50 minutes 24 seconds West for 417.04 feet; thence South 88 degrees 14 minutes 21 seconds West for 619.37; thence South 0 degree 00 minutes 00 seconds West for 412.02 feet to the point beginning. Situated in DeWitt County, Illinois.

Tract V: The Southeast 1/4 of Section 19, Township 19 North, Range 2 East of the Third Principal Meridian, EXCEPT the North 544.50 feet of the East 400 feet thereof. Situated in DeWitt County, Illinois.



28
4

WARRANTY DEED
STATUTORY

Mail Tax Statement To:
(Name and address)

Proventus III, LLC
46 Farm land Management Services
1803 Woodfield Dr.
Suite B
Savage, IL 61874

STATE OF ILLINOIS
STATE TAX
NOV. -5.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0375000
FP326673

COUNTY REVENUE STAMPS
IN THE AMOUNT OF
\$ 1,875.00
ON THIS INSTRUMENT AND
CANCELLED This space for use of Recorder

227813
STATE OF ILLINOIS S.S.
COUNTY OF DEWITT
FILED FOR RECORD IN SAID COUNTY ON
THE 20 DAY OF Oct
A.D. 2009 AT 3:55 O'CLOCK P
James M. Handegan RECORDER
J. Handegan DEPUTY

Name of Grantor(s)

MARVIN FINFROCK, SR. and BEVERLY FINFROCK, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to: Name and Address of Grantee(s)

PROVENTUS III, LLC

The following described real estate:

See Attached

Permanent Index Numbers: 11-15-400-004, 11-22-200-002, 11-22-200-007, 11-23-300-007
11-23-100-001, 12-19-400-004, 12-19-300-008

Subject to general taxes payable in 2009 and thereafter.
Subject to easements, reservations and restrictions, if any, of record.

Which is situated in the County of DeWitt in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

Dated this 20th day of October, 2009

Marvin Finfrock SR
MARVIN FINFROCK, SR. (Seal)

Beverly Finfrock
BEVERLY FINFROCK (Seal)

STATE OF ILLINOIS)
) SS.
COUNTY OF DEWITT)

The foregoing instrument was acknowledged before me this 20th day of October, 2009 by MARVIN FINFROCK, SR. and BEVERLY FINFROCK, husband and wife, for the purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
NANCY M. HANDEGAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/17/13

James M. Handegan
Notary Public

OFFICIAL SEAL
NANCY M. HANDEGAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/17/13

This instrument was prepared by Nancy M. Handegan, Attorney, P. O. Box 467, Decatur, IL. 62525-0467 Rental Housing Support Program

\$10.00 State Surcharge Paid

146 PAGE 077

DATE 10-20-09

DOCUMENTARY STAMP
Exempt under provisions of Paragraph Section 31-45, Property Tax Code (35 ILCS 200/31-45)
Date Buyer, Seller or Representative

Legal Description

Tract 1: The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois. (Parcel No. 11-15-400-004)

Tract 2: The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois. (Parcel Nos. 11-22-200-002 and 11-22-200-007)

Tract 3: The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 19 North, Range 1 East of the Third Principal Meridian, ALSO, the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois. Situated in DeWitt County, Illinois. (Parcel Nos. 11-23-300-007 and 11-23-100-001)

Tract 4: The Southwest Fractional $\frac{1}{4}$ of Section 19 Township 19 North, Range 2 East of the Third Principal Meridian, EXCEPT That part of the Southwest $\frac{1}{4}$ Section 19, Township 19 N Range 2 East of the 3rd PM lying North of the centerline of the existing Township Road AND EXCEPT Part of the Southwest Quarter of Section 19, Township 19 North, Range 2 East of the Third Principal Meridian DeWitt County, Illinois, described as beginning at a point being 2172.30 feet North 0 degrees 00 minutes 00 seconds East of the Southwest corner of said Section 19, running thence North 88 degrees 42 minutes 44 seconds East for 625.35 feet;; thence North 0 degrees 50 minutes 24 seconds West for 417.04 feet; thence South 88 degrees 14 minutes 21 seconds West for 619.37; thence South 0 degree 00 minutes 00 seconds West for 412.02 feet to the point beginning. Situated in DeWitt County, Illinois. (Parcel No. 12-19-300-008 Part of)

Tract 5: The Southeast $\frac{1}{4}$ of Section 19, Township 19 North, Range 2 East of the Third Principal Meridian, EXCEPT the North 544.50 feet of the East 400 feet thereof. Situated in DeWitt County, Illinois. (Parcel No. 12-19-400-004 as to the East 123.00 acres and part of Parcel No. 12-19-300-008 as to the West 32 acres)

INDIVIDUAL TRACT INFORMATION



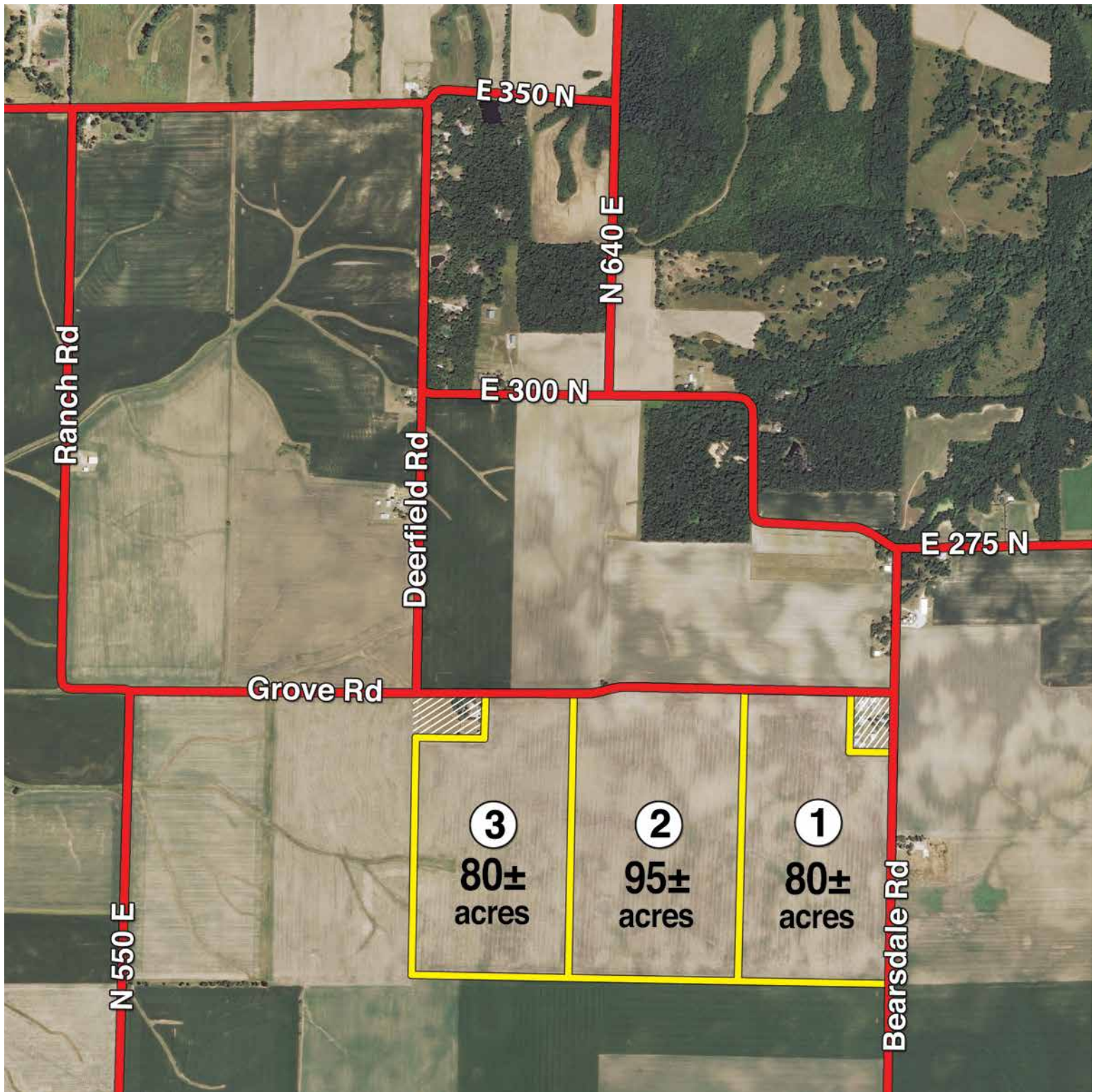
AUCTION
533 ± ACRES
DEWITT CO., IL
IN 7 TRACTS
TUES. MAR. 11 – 10AM
AUCTION HELD AT THE ELKS LODGE – CLINTON, IL
SINCE 1944
SCHRADER
www.schraderauction.com
800-451-2709

INSPECTION DATES:
MON. FEB. 17
1 – 3 PM
WED. MAR. 5
1 – 3 PM

BROCKURES

TRACTS 1-3





Tract Descriptions:

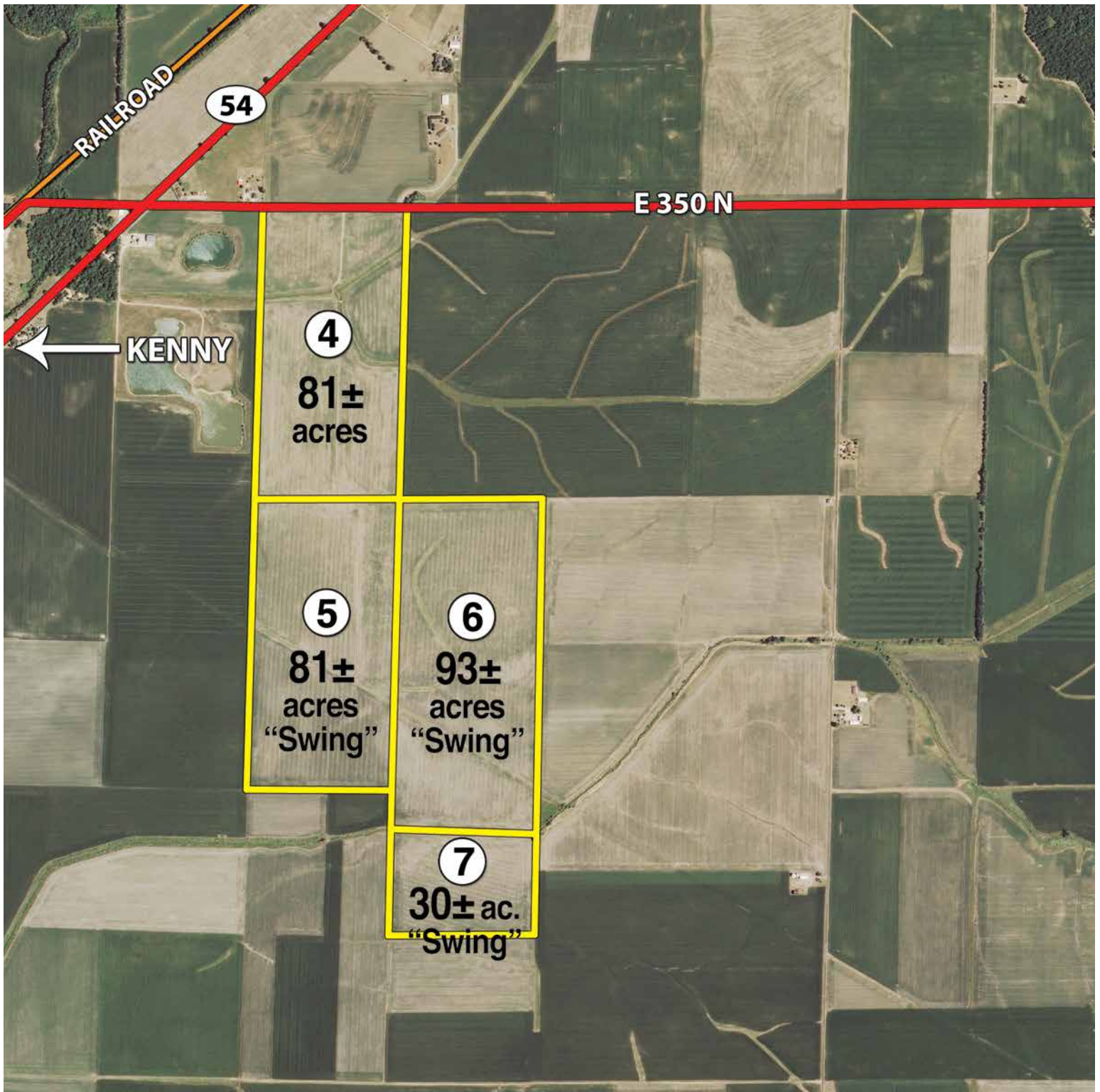
TRACT 1: 80± Acres mostly all tillable with frontage on Bearsdale Rd. and Grove Rd. The soils are mostly Sable silty clay loam, Ipava silt loam, and Osco silt loam.

TRACT 2: 94± Acres mostly all tillable, with frontage on Grove Rd. The soils are mostly Ipava silt loam, Buckhart silt loam, Peotone silty clay loam, and Sable silty clay loam.

TRACT 3: 80± Acres mostly all tillable, frontage on Grove Rd. The soils are Buckhart silt loam, Ipava silt loam, Peotone silty clay loam, and Plano silt loam.

TRACTS 4-7





Tract Descriptions:

TRACT 4: 80± Acres with 75± tillable per FSA. Frontage on 3500 E. The soils consist mostly of Plano silt loam, Elburn silt loam, and Sawmill silty clay loam. This tract has a stoned farm lane with ditch crossing for access.

TRACT 5: 80± Acres “Swing Tract” mostly all tillable. The soils are Elburn silt loam, Sable silty clay loam, and Plano silt loam. This tract may be bid on by an adjoining land owner or in combination with Tract 4.

TRACT 6: 90± Acres “Swing Tract” mostly all tillable. The soils are mostly Edgington silt loam, Ipava silt loam, Catlin silt loam, and Plano silt loam. This tract may be bid on by an adjoining land owner or in combination with Tracts 4 & 5.

TRACT 7: 29± Acres “Swing Tract” mostly all tillable. This tract has a ditch crossing for access from tract 6. The soils are Sawmill silty clay loam and Sable silty clay loam. This tract may be bid on by an adjoining land owner or in combination with Tracts 4, 5, & 6.





DEWITT CO.
ILLINOIS
FARMLAND

533⁺
Acres

IN 7 TRACTS

- 20 mi. North of Decatur
- 10 mi. South of Clinton
- 50 mi. West of Champaign
- 45 mi. Northeast of Springfield

LAND
AUCTION



SCHRADER
Real Estate and Auction Company, Inc.

TUESDAY, MARCH 11 • 10:00 AM • at the Elks Lodge
Clinton, IL



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