

LAND AUCTION

WARREN COUNTY ILLINOIS FARMLAND

- 235 CROPLAND ACRES (FSA)
- 5 MILES SOUTH OF ROSEVILLE, IL
- 22,000 BUSHEL GRAIN STORAGE
- 141.3 CROP PRODUCTIVITY INDEX

**236
ACRES**
IN 3 TRACTS

INFORMATION BOOKLET

Held at the American Legion Post 136 - Monmouth, IL

MONDAY, OCTOBER 20TH • 10AM



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At Auction with Reserve & 2% Buyer's Premium

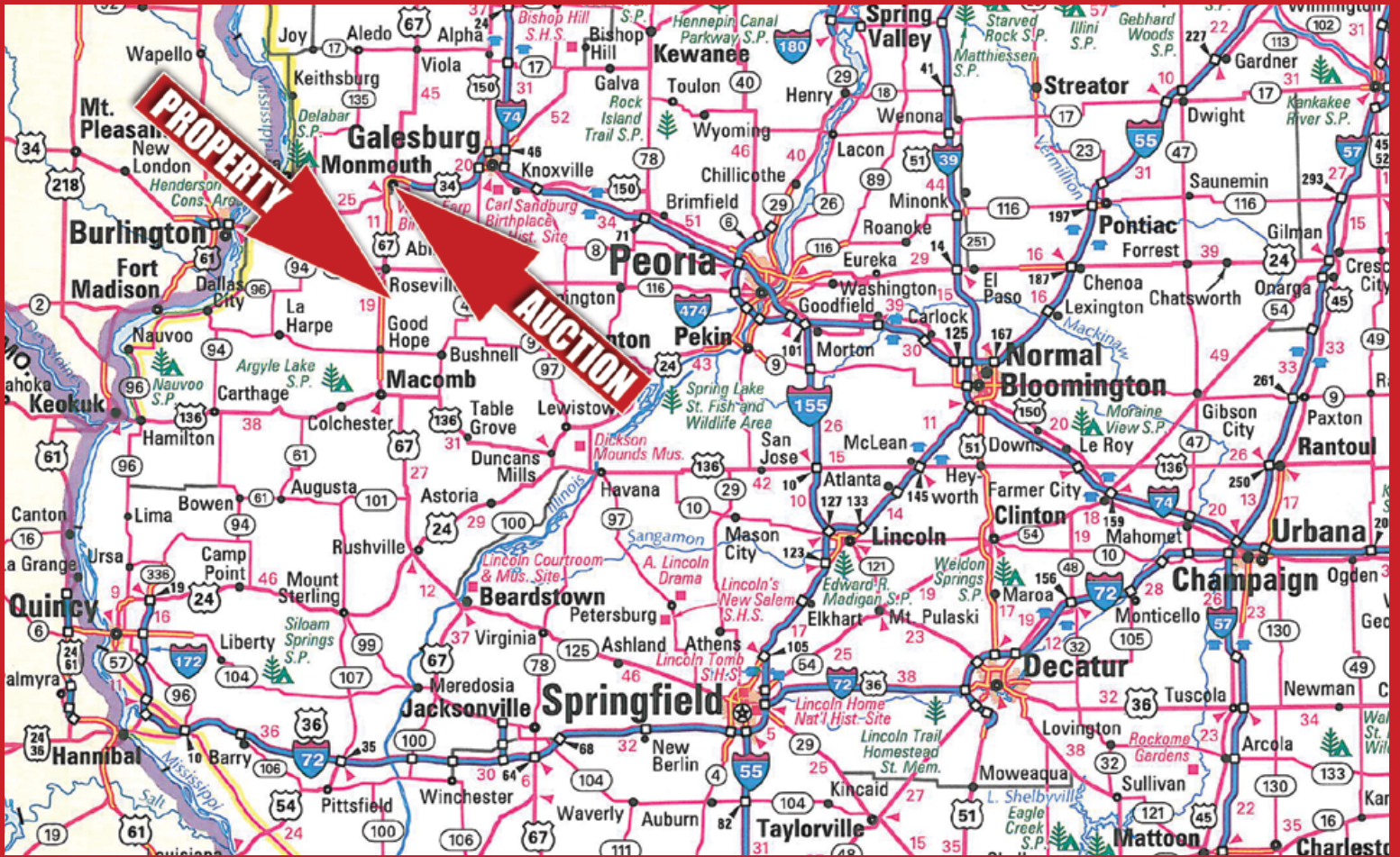
BOOKLET INDEX

- **LOCATION MAP & GAZETTEER MAP**
- **AERIAL MAPS**
- **LEGAL DESCRIPTIONS**
- **SURVEYS**
- **SOIL MAPS & SOIL TESTS**
- **YIELD INFORMATION**
- **FSA INFORMATION & MAPS**
- **IMPROVEMENTS SUMMARY**
- **TAX RECORDS**
- **PRELIMINARY TITLE**

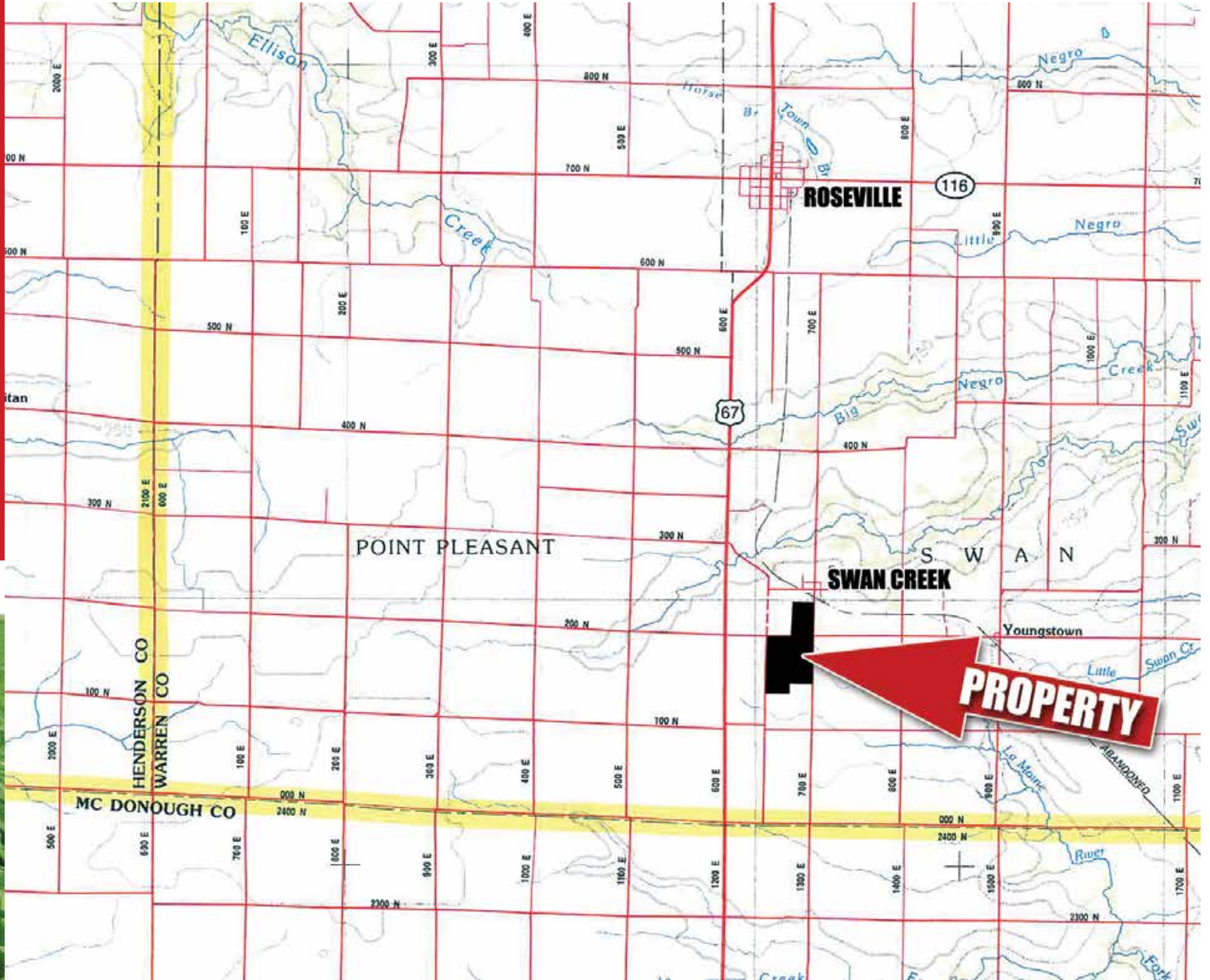


MAPS

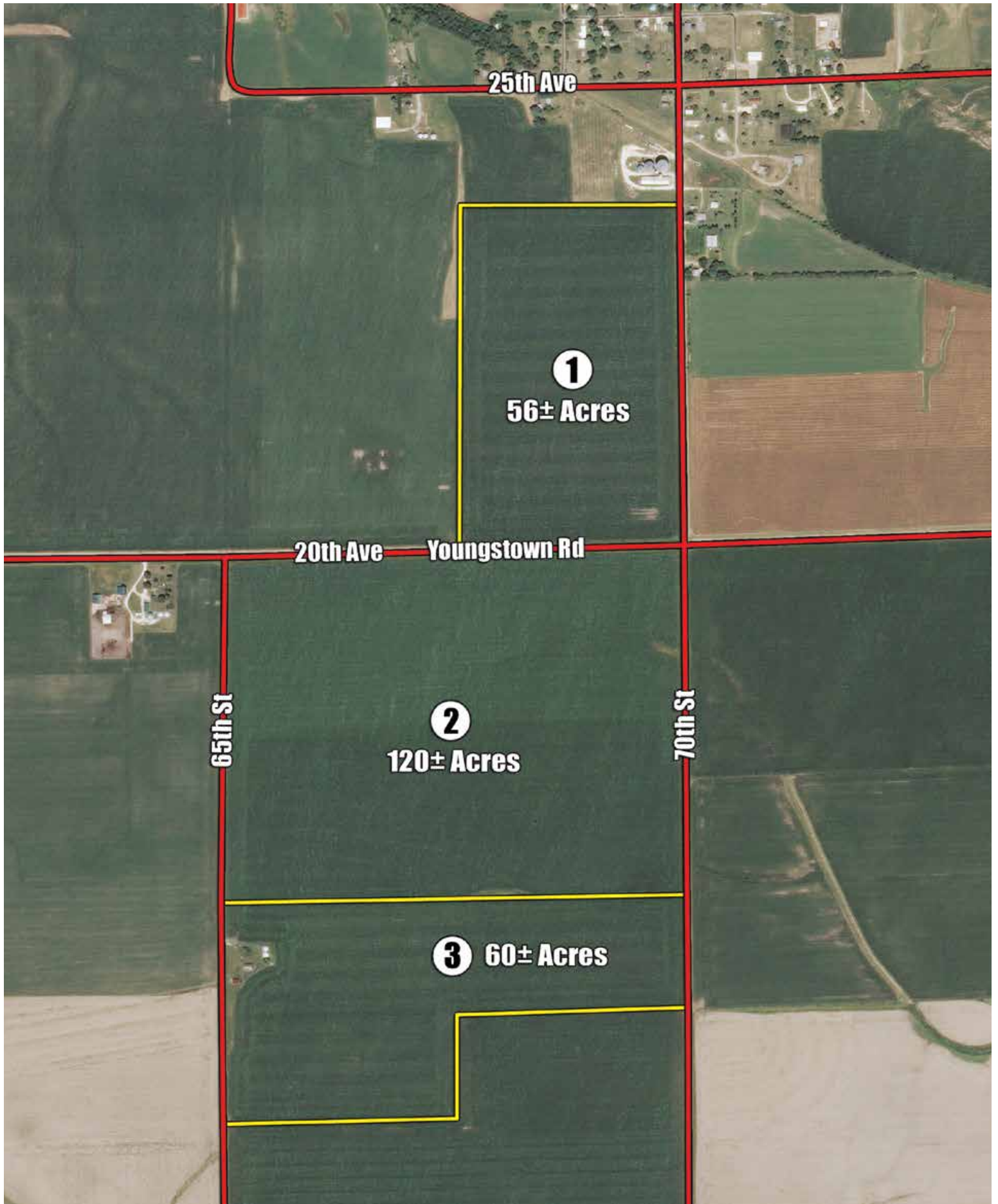
LOCATION MAP



GAZETEER MAP



AERIAL MAP



PLAT MAP

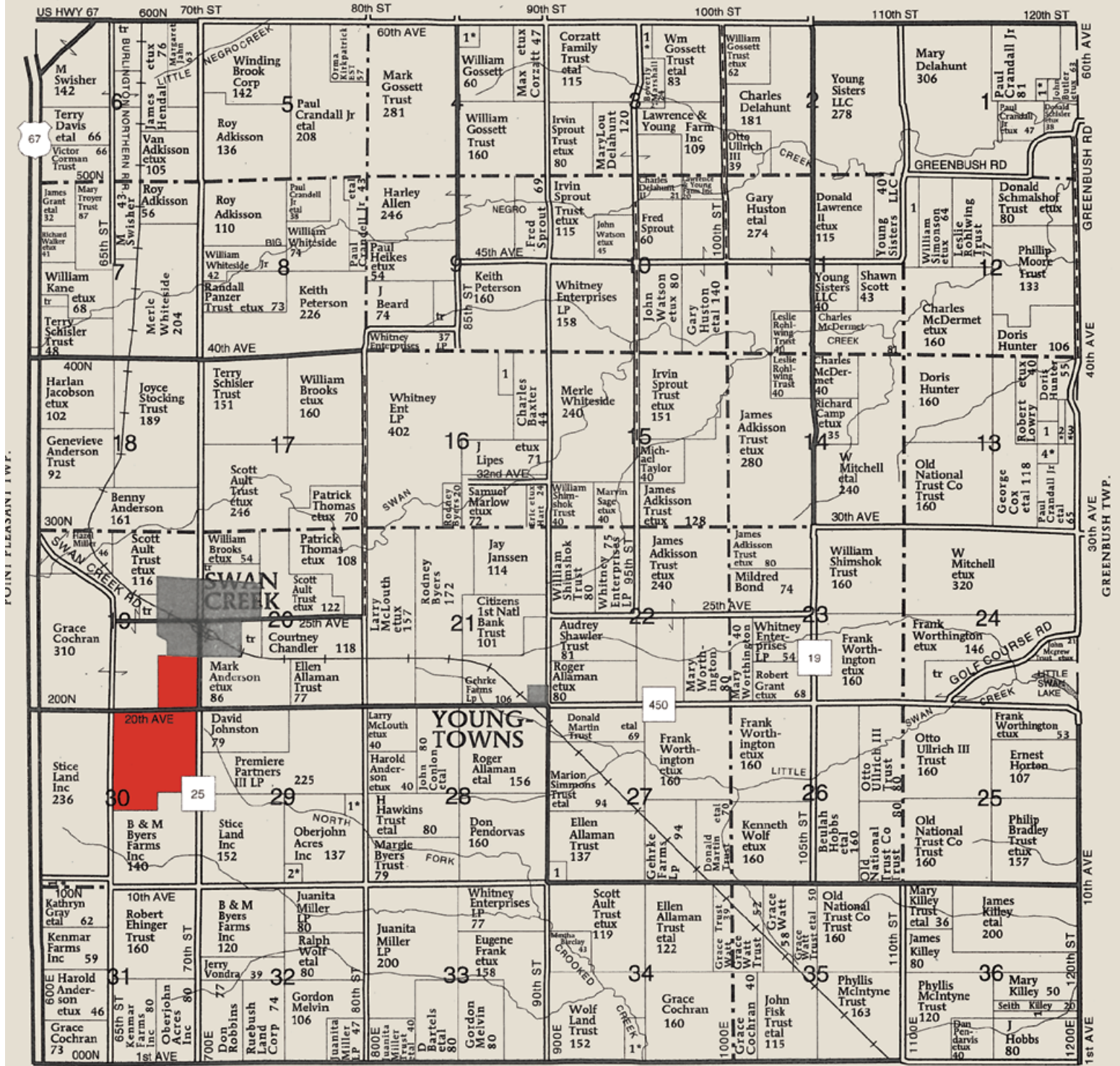
T-8-N

SWAN PLAT

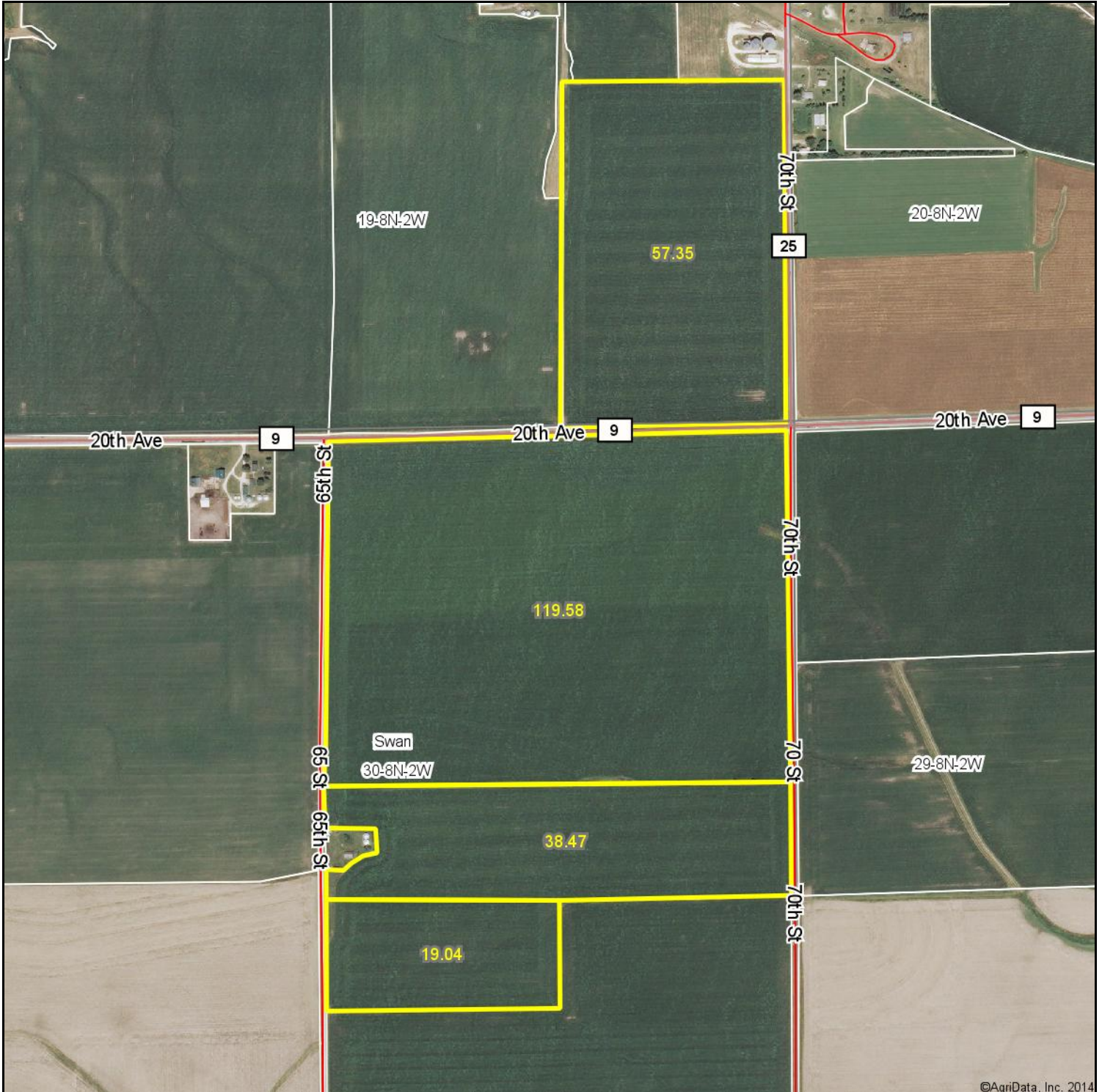
R-2-W

(Landowners)

ROSEVILLE TWP.



SURETY FIELD MAP

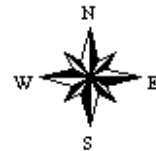


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30-8N-2W
Warren County
Illinois

map center: 40° 39' 32.07, 90° 39' 35.91
scale: 10243

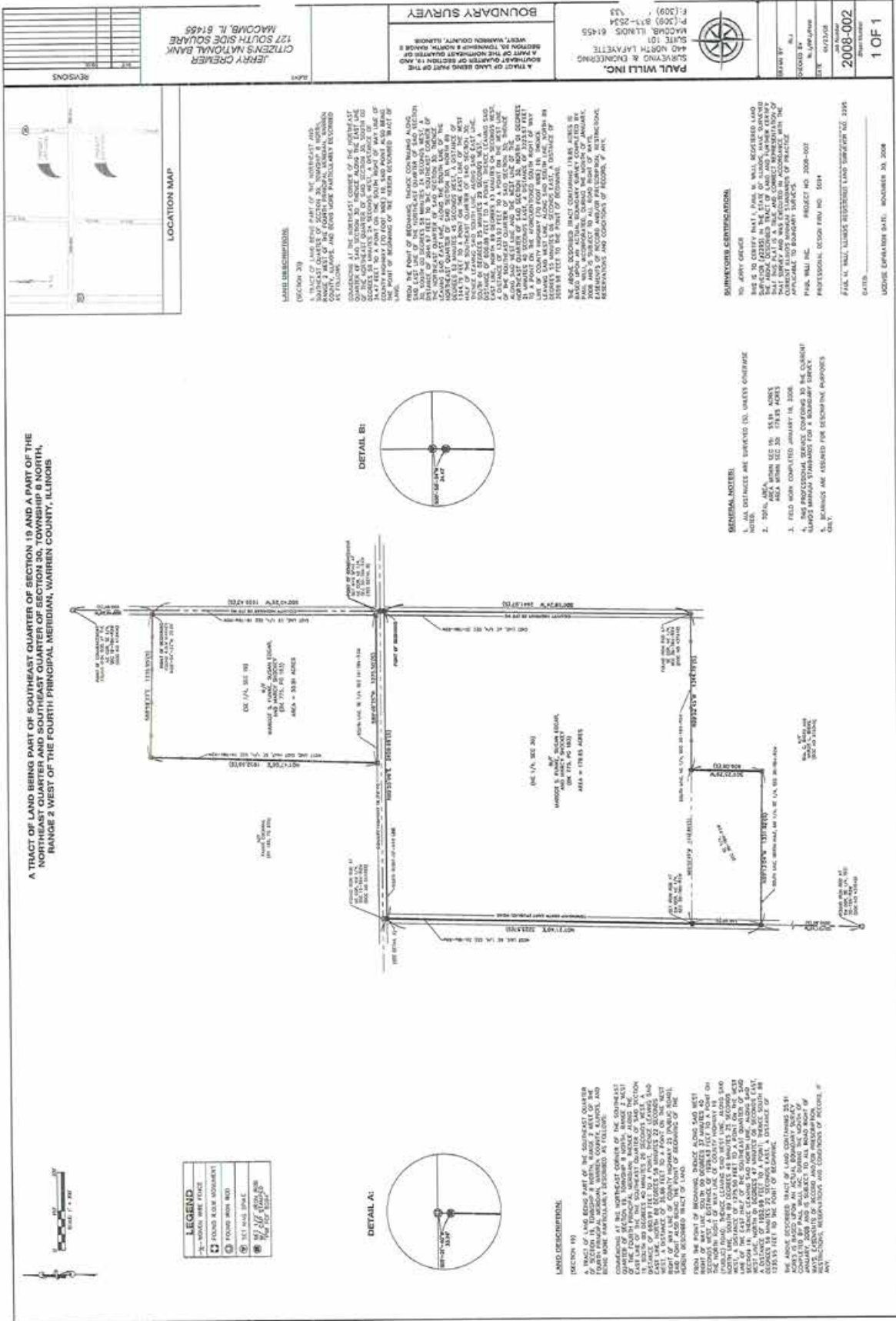


1/27/2014

SURVEY

Warren 19

Warren 19



LEGAL DESCRIPTION

Legal Description

The 239.35 +/- acres are located West of the 4th P.M. in Warren County, Illinois to be more fully described with the ALTA Land Survey required herein, generally described as follows:

Parcel A: 60 acres being the South part of the East half of the Southeast quarter of Section 19;

Parcel B: The west half of the Northeast quarter of Section 30;

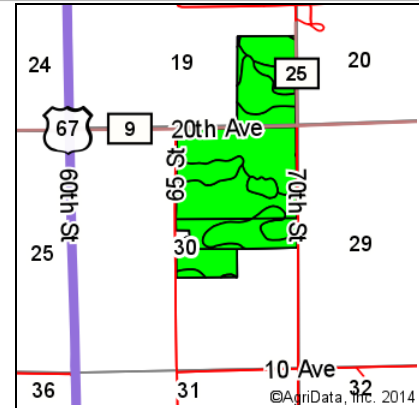
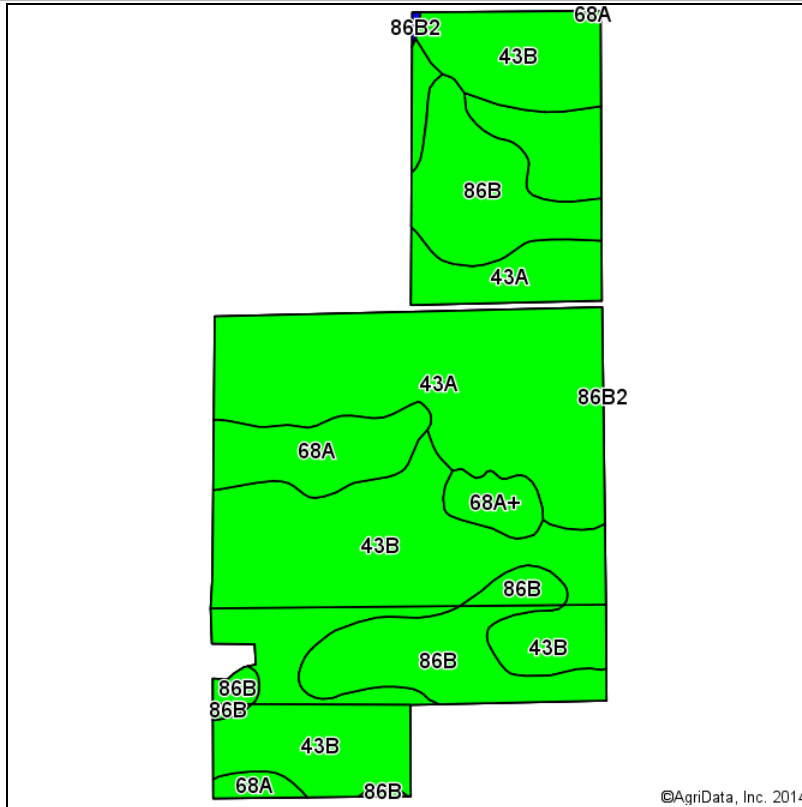
Parcel C: 20 acres off the North end of the West half of the Southeast quarter of Section 30; and

Parcel D: The East half of the Northeast quarter of Section 30,

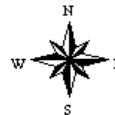
All of the parcels being Township 8 North, Range 2 West of the 4th P.M. in Warren County, Illinois, containing 239.35 acres more or less.

SOIL INFORMATION

SOIL MAP



State: **Illinois**
 County: **Warren**
 Location: **30-8N-2W**
 Township: **Swan**
 Acres: **234.44**
 Date: **1/27/2014**



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
**43B	Ipava silt loam, 2 to 5 percent slopes	91.45	39.0%	■	FAV	**189	**61	**76	**99	0	0.00	**5.84	**141
43A	Ipava silt loam, 0 to 2 percent slopes	78.09	33.3%	■	FAV	191	62	77	100	0	0.00	5.90	142
**86B	Osco silt loam, 2 to 5 percent slopes	43.54	18.6%	■	FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	16.00	6.8%	■	FAV	192	63	74	99	0	0.00	5.77	143
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	5.17	2.2%	■	FAV	192	63	74	99	0	0.00	5.77	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.19	0.1%	■	FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
Weighted Average						189.9	61.1	75.8	99.7	0	1.27	4.76	141.3

** 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".

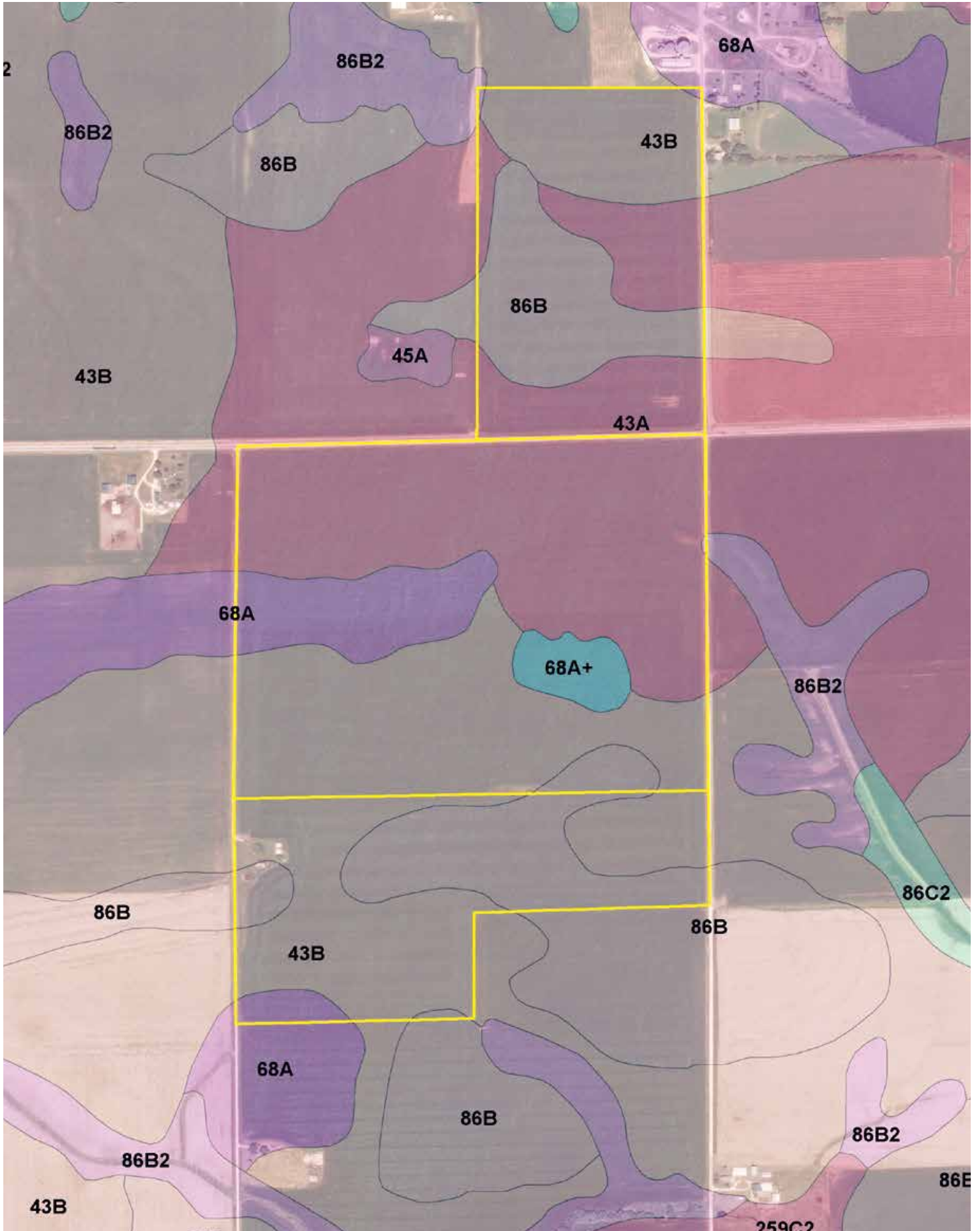
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

Area Symbol: IL187, Soil Area Version: 6, Established: 1/20/2012 7:26:51 PM

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

SOIL MAP



SOIL TESTS

SOIL TEST

Midwest Fertilizer Analysis - Warren 19

Net Acres: 234.5

Field	Net Acres	Test Date	% Farm	pH	P Level	P Goal	P Needed	K Level	K Goal	K Needed	Fertilizer needed to bring to Optimal levels			
											P2O5 Total	P2O5 per Acre	K2O Total	K2O per Acre
Whole Farm	228.6	4/6/2010	97%	6.4	75	40	0	275	300	25	-	-	22,860	100
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
			0%				0			0	-	-	-	-
Total:	228.6		97%	6.4	75.0			275.0			-	-	22,860	100

SOIL TEST

Sparks Soil Testing Laboratory

1200 N Kickapoo St PO Box 841

Lincoln, IL 62656

217-735-4233

217-732-4626



BY: _____

Date tested: 04/06/2010

County: Warren

Township: Swan

Range:

Section: 19/30

Customer: Farmland Management Services

Field: 19

Acres: 228.6

Description: Warren 19

Samples: 53

Soil Test Report

Sample ID	Sample #	Phw	Phb	P	P2	K	Ca	Mg	OM	CEC	%Ca	%Mg	%H	%K
1	1	6.4		88		286	4268	818	3.0	15.4	69.1	22.1	6.5	2.4
2	2	6.3		65		268	3896	756	2.8	14.2	68.4	22.1	7.0	2.4
3	3	6.5		74		274	3768	729	2.7	13.3	70.8	22.8	3.8	2.6
4	4	6.4		62		260	4021	784	2.8	14.7	68.6	22.3	6.8	2.3
5	5	6.2		54		235	3751	756	2.5	14.3	65.4	22.0	10.5	2.1
6	6	6.3		60		250	3896	763	2.8	14.2	68.4	22.3	7.0	2.3
7	7	5.8		75		251	3652	693	3.0	15.3	59.5	18.8	19.6	2.1
8	8	6.0		36		200	3584	681	2.6	14.1	63.8	20.2	14.2	1.8
9	9	6.0		79		302	3796	719	2.6	14.9	63.8	20.1	13.4	2.6
10	10	6.4		42		251	3712	723	2.5	13.6	68.2	22.1	7.3	2.4
11	11	6.2		71		269	3724	754	2.6	14.3	65.1	22.0	10.5	2.4
12	12	6.1		39		200	3865	782	2.8	14.7	65.8	22.2	10.2	1.7
13	13	6.7		64		256	3996	763	2.7	14.0	71.4	22.7	3.6	2.3
14	14	6.6		61		253	4223	818	3.0	14.8	71.4	23.0	3.4	2.2
15	15	6.0		52		209	4315	829	3.2	16.5	65.3	20.9	12.1	1.6
16	16	6.2		156		374	4564	856	3.6	17.0	67.3	21.0	8.8	2.8
17	17	6.2		80		251	4968	892	3.8	18.0	69.2	20.7	8.4	1.8
18	18	6.2		62		176	5021	852	3.8	17.8	70.4	19.9	8.4	1.3
19	19	6.4		78		192	4856	870	3.6	17.0	71.4	21.3	5.9	1.4
20	20	6.4		84		210	4734	882	3.5	16.8	70.5	21.9	6.0	1.6
21	21	6.4		47		235	3869	754	2.8	14.1	68.5	22.3	7.1	2.1
22	22	6.3		85		280	4521	823	3.5	16.1	70.2	21.3	6.2	2.2
23	23	6.5		70		206	5236	909	4.1	17.6	74.2	21.5	2.8	1.5
24	24	6.4		89		264	5560	986	4.3	19.3	71.8	21.2	5.2	1.7
25	25	6.0		79		208	5682	1053	4.3	20.9	68.1	21.0	9.6	1.3
26	26	6.3		42		184	5842	1078	4.4	20.3	71.8	22.1	4.9	1.2
27	27	6.4		122		263	5426	986	4.3	19.0	71.4	21.6	5.3	1.8
28	28	6.4		142		298	5932	1120	4.5	20.9	71.0	22.4	4.8	1.8
29	29	6.7		75		226	4869	856	3.5	16.5	73.6	21.6	3.0	1.8
30	30	6.8		79		284	5032	887	3.8	17.1	73.4	21.6	2.9	2.1
31	31	6.6		71		220	4936	872	3.7	16.8	73.6	21.7	3.0	1.7
32	32	6.3		60		222	4021	769	2.8	14.5	69.1	22.0	6.9	2.0
33	33	6.4		92		286	4251	812	3.1	15.4	69.1	22.0	6.5	2.4
34	34	6.6		62		212	4124	830	3.0	14.5	70.9	23.8	3.4	1.9
35	35	6.5		100		374	4256	822	3.1	15.0	70.7	22.8	3.3	3.2

SOIL TEST

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: 19

Acres: 228.6

Description: Warren 19

Samples: 53

Date tested: 04/06/2010

County: Warren

Township: Swan

Range:

Section: 19/30

Soil Test Report

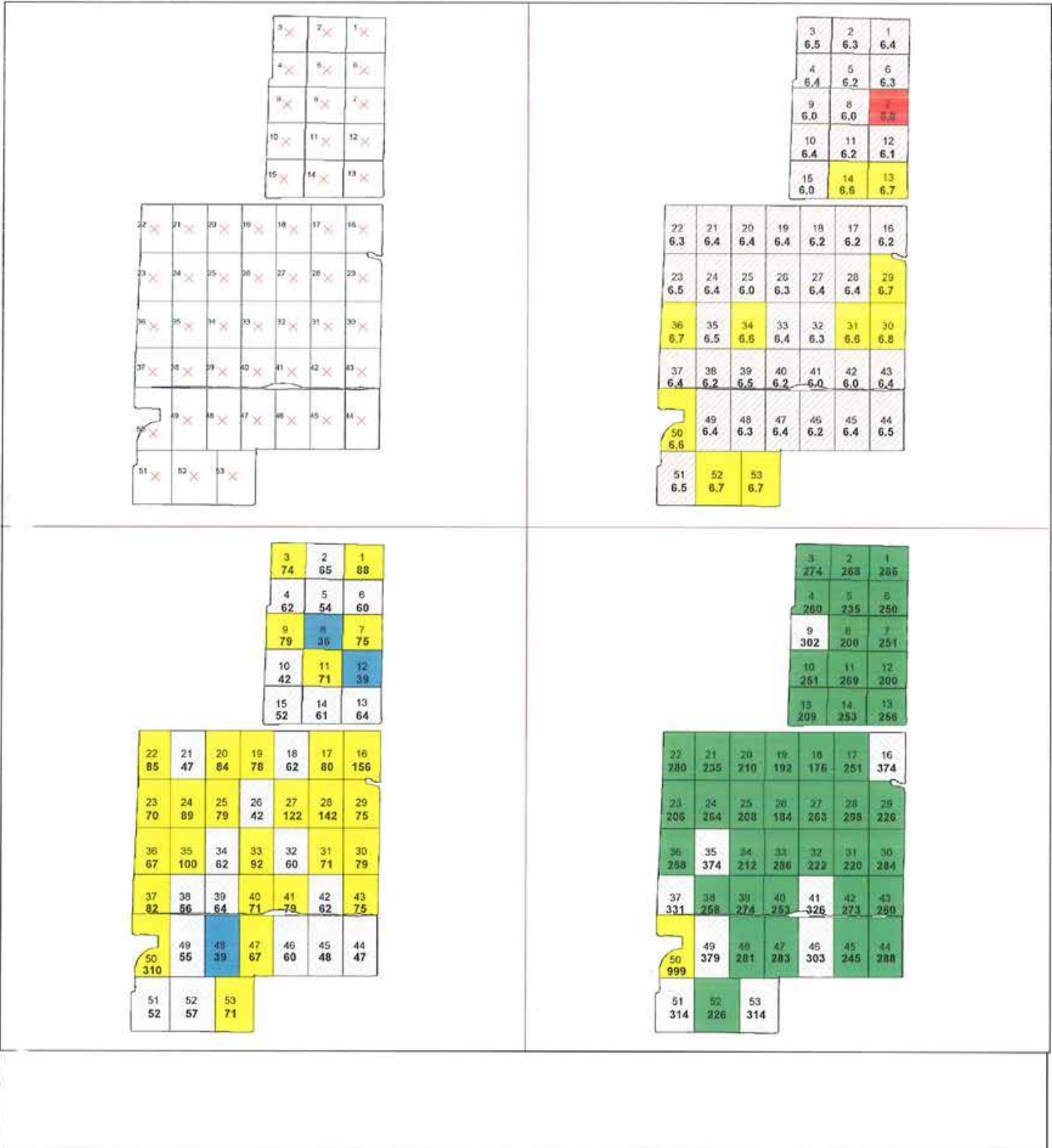
<u>Sample ID</u>	<u>Sample #</u>	<u>Phw</u>	<u>Phb</u>	<u>P</u>	<u>P2</u>	<u>K</u>	<u>Ca</u>	<u>Mg</u>	<u>OM</u>	<u>CEC</u>	<u>%Ca</u>	<u>%Mg</u>	<u>%H</u>	<u>%K</u>
36	36	6.7		67		258	4318	854	3.1	15.2	71.1	23.4	3.3	2.2
37	37	6.4		82		331	3869	748	2.8	14.2	68.1	21.9	7.0	3.0
38	38	6.2		56		258	3721	759	2.6	14.3	65.1	22.1	10.5	2.3
39	39	6.5		64		274	3869	781	2.7	13.8	70.2	23.6	3.6	2.5
40	40	6.2		71		253	3754	718	2.5	14.2	66.1	21.1	10.6	2.3
41	41	6.0		79		326	3262	623	2.1	12.7	64.4	20.5	11.8	3.3
42	42	6.0		62		273	3409	653	2.4	13.1	65.1	20.8	11.5	2.7
43	43	6.4		75		260	3866	792	2.7	14.3	67.6	23.1	7.0	2.3
44	44	6.5		47		288	3721	755	2.5	13.3	69.9	23.6	3.8	2.8
45	45	6.4		48		245	3965	792	2.7	14.5	68.2	22.7	6.9	2.2
46	46	6.2		60		303	3818	776	2.6	14.7	65.1	22.0	10.2	2.6
47	47	6.4		67		283	3740	750	2.7	13.8	67.6	22.6	7.2	2.6
48	48	6.3		39		281	3637	712	2.5	13.4	67.8	22.1	7.5	2.7
49	49	6.4		55		379	3269	630	2.3	11.8	69.4	22.3	4.2	4.1
50	50	6.6		310		999	3568	684	2.5	13.6	65.8	21.0	3.7	9.5
51	51	6.5		52		314	4213	819	2.9	14.8	70.9	23.0	3.4	2.7
52	52	6.7		57		226	3892	788	2.6	13.8	70.5	23.8	3.6	2.1
53	53	6.7		71		314	3916	802	2.6	14.0	69.8	23.8	3.6	2.9
Averages		6.4	0.0	75	0	275	4226	806	3.1	15.3	68.8	21.9	6.9	2.4

SOIL TEST

Sparks Soil Testing Lab
 Lincoln, IL 62656
 217-735-4233

Customer: Farmland Management Services
 Field: 19
 Description: Warren 19
 Acres: 228.6
 Maps: 19\Base ; 19\PH ; 19\p ; 19\K ;

County: Warren
 Township: Swan
 Range:
 Section: 19/30
 Date Tested: 04/06/2010



SOIL TEST

Sparks Soil Testing Lab

Lincoln, IL 62656
217-735-4233

Customer: Farmland Management Services
Field: 19 (#25703)
Description: Warren 19
Acres: 228.6
of Samples: 53

County: Warren
Township: Swan
Range:
Section: 19/30
Date Tested: 04/06/2010

1 inch = 926 feet

PH Map

Legend	Avg.
Below 6.0	5.8
6.0 - 6.5	6.3
Above 6.5	6.7

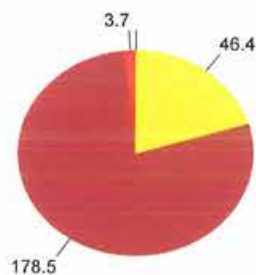
The above legend is not necessarily indicative of what level of soil pH is needed in your field, but rather is a guideline for grouping like samples.

Field Average: 6.4
Total Map Acres: 228.6
Latitude: 40.6666
Longitude: 90.6696
Grid Size: 520nsX375ew

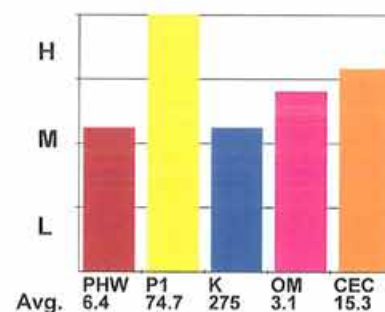
3 6.5	2 6.3	1 6.4
4 6.4	5 6.2	6 6.3
9 6.0	8 6.0	7 5.8
10 6.4	11 6.2	12 6.1
15 6.0	14 6.6	13 6.7

22 6.3	21 6.4	20 6.4	19 6.4	18 6.2	17 6.2	16 6.2
23 6.5	24 6.4	25 6.0	26 6.3	27 6.4	28 6.4	29 6.7
36 6.7	35 6.5	34 6.6	33 6.4	32 6.3	31 6.6	30 6.8
37 6.4	38 6.2	39 6.5	40 6.2	41 6.0	42 6.0	43 6.4
50 6.6	49 6.4	48 6.3	47 6.4	46 6.2	45 6.4	44 6.5
51 6.5	52 6.7	53 6.7				

BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



SOIL TEST

Sparks Soil Testing Lab Lincoln, IL 62656 217-735-4233

Customer: Farmland Management Services
Field: 19 (#25703)
Description: Warren 19
Acres: 228.6
of Samples: 53

County: Warren
Township: Swan
Range:
Section: 19/30
Date Tested: 04/06/2010
1 inch = 926 feet

P Map

Legend	Avg.
Below 40	38.0
40 - 65	56.1
Above 65	93.3

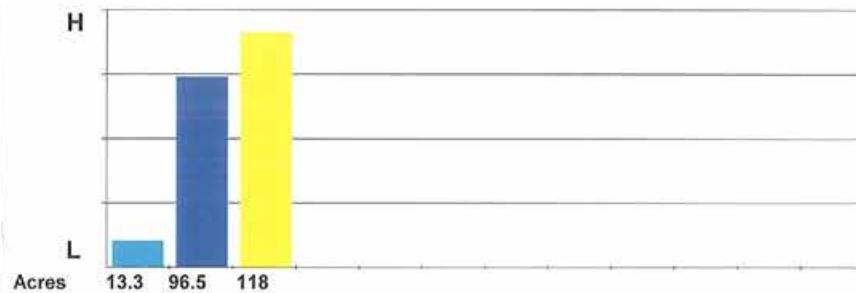
The above legend is not necessarily indicative of what level of phosphorous is needed in your field, but rather is a guideline for grouping like samples.

Field Average: 74.7
Total Map Acres: 228.5
Latitude: 40.6666
Longitude: 90.6696
Grid Size: 520nsX375ew

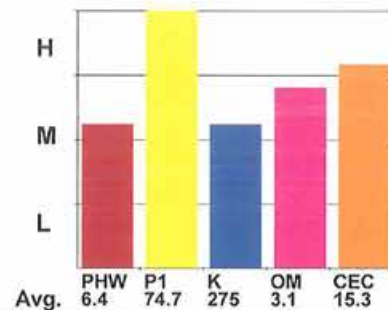
3 74	2 65	1 88
4 62	5 54	6 60
9 79	8 36	7 75
10 42	11 71	12 39
15 52	14 61	13 64

22 85	21 47	20 84	19 78	18 62	17 80	16 156
23 70	24 89	25 79	26 42	27 122	28 142	29 75
36 67	35 100	34 62	33 92	32 60	31 71	30 79
37 82	38 56	39 64	40 71	41 79	42 62	43 75
50 310	49 55	48 39	47 67	46 60	45 48	44 47
51 52	52 57	53 71				

BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



SOIL TEST

Sparks Soil Testing Lab Lincoln, IL 62656 217-735-4233

Customer: Farmland Management Services
Field: 19 (#25703)
Description: Warren 19
Acres: 228.6
of Samples: 53

County: Warren
Township: Swan
Range:
Section: 19/30
Date Tested: 04/06/2010

1 inch = 926 feet

K Map

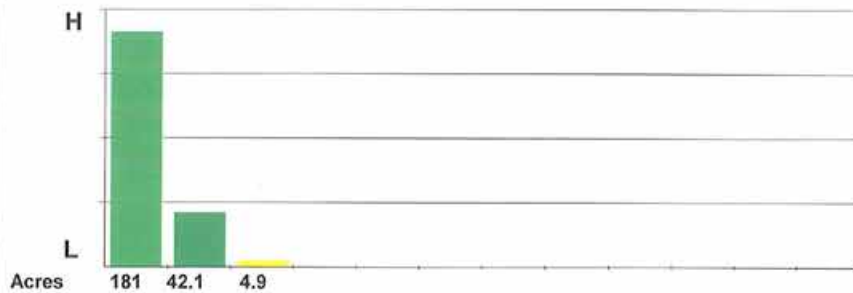
Legend	Avg.
Below 300	246
301 - 400	335
Over 400	999

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

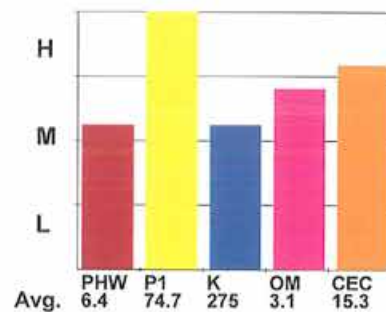
Field Average: 275.4
Total Map Acres: 228.5
Latitude: 40.6666
Longitude: 90.6696
Grid Size: 520nsX375ew



BREAKDOWN OF FIELD ACRES



FIELD NUTRIENT SUMMARY



FERTILIZER SUMMARY

FERTILIZER SUMMARY

FARMLAND MANAGEMENT SERVICES
CROP INFORMATION REPORT
Crop Year: 2011

FARM NAME: WARREN 19
OPERATOR NAME: ABK Co Randy Phelps

FIELD * NUMBER	ACRES	CROP	VARIETY	PLANTING DATE	FERTILIZER		TILLAGE METHOD -- (Circle all that apply)	
					LBS ACTUAL/ACRE	N: P: K:	Chisel Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
	234.5	corn	Shanetta 443	5/3/11		N: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
		Refuge	Channel 202-32			N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
			VAR Un. 45			N: 180 P: 175 K: 125	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
			VAR Un. 45			N: 60 P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till
						N: P: K:	No-Till - Moldboard Plow - Disk - Field Cultivate - Strip Till	Chisel Plow - Disk - Field Cultivate - Strip Till

FIELD NUMBER	LIMESTONE ** APPLIED/ACRE	HERBICIDE TYPE OF APPLICATION (Circle)	HERBICIDES USED - Include rate/acre		INSECTICIDE USED - Include rate/acre
			PPI PRE POST BAND SPOT	T: P: L: F: L: S: P: T:	
		PPI PRE POST BAND SPOT		TR: P: L: F: L: S: P: T:	
		PPI PRE POST BAND SPOT		RR 3202 6ad: 3 1.5 0.2	
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			
		PPI PRE POST BAND SPOT			

* Please attach field maps indicating crop location. ** Please submit copies of limestone invoices and field map indicating area applied.

COMMENTS:

FERTILIZER SUMMARY

FARMLAND MANAGEMENT SERVICES
 CROP INFORMATION REPORT
 Crop Year: 2012

FARM NAME: Warren 19
 OPERATOR NAME: ABK Co Randy Phelps

FIELD * NUMBER	ACRES	CROP	VARIETY	PLANTING DATE	FERTILIZER LBS ACTUAL/ACRE			TILLAGE METHOD - (Circle all that apply)						
					N:	P:	K:	No-Till	Moldboard Plow	Chisel Plow	Disk	Field Cultivate	Strip Till	
	235	Corn	Chanel 212-07		N:	P: 150	K: 100	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			DH5 25%		N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	K:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FIELD NUMBER	LIMESTONE ** APPLIED/ACRE	HERBICIDE		HERBICIDES USED - Include rate/acre	INSECTICIDE USED - Include rate/acre
		TYPE OF APPLICATION (Circle)	POST-BAND SPOT		
		PPI PRE	POST BAND SPOT	1.5 qt Riviera X-TRA	
		PPI PRE	POST BAND SPOT	Impact 1.5 oz	Evito - 1 5 oz Fungicide
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		
		PPI PRE	POST BAND SPOT		

* Please attach field maps indicating crop location. ** Please submit copies of limestone invoices and field map indicating area applied.

COMMENTS:

FERTILIZER SUMMARY

Warren 19

FARMLAND MANAGEMENT SERVICES
CROP INFORMATION REPORT
Crop Year: 2013

FMS FARM NAME: Swan Creek
OPERATOR NAME: ABK Randy Phelps

FIELD #	ACRES	CROP	VARIETY	PLANTING DATE	FERTILIZER			TILLAGE METHOD - (Circle all that apply)
					N	P	K	
	2.35	Corn	212-09 Channel	6/11/17	N: 20	P: 80	K: 75	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
			Nut3 PRF		N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N: 180	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till
					N:	P:	K:	No-Till - Moldboard Plow - Chisel Plow - Disk - Field Cultivate - Strip Till

FIELD NUMBER	LIMESTONE ** APPLIED/ACRE	HERBICIDE TYPE OF APPLICATION (Circle)	HERBICIDES USED - Include rate/acre	INSECTICIDE USED - Include rate/acre
			2.7AT to Ac	
			W/Prigntry	
			1AT to Ac	
			Round up	
			1AT 19 Ac	
			Max Supreme 1PT to Ac	

* Please attach field maps indicating crop location. ** Please submit copies of limestone invoices and field map indicating area applied.

COMMENTS:

YIELD INFORMATION

YIELD INFORMATION

FARMLAND MANAGEMENT SERVICES
 CROP YIELD REPORT
 Crop Year: 2012

FARM NAME: Warren 19
 OPERATOR NAME: ABK Co Randy Phelps

FIELD* NUMBER	ACRES	CROP	YIELD	COMMENTS
	2.35	Corn	169	

* Please attach field maps indicating crop location.

YIELD INFORMATION

Warren 19

MP

FARMLAND MANAGEMENT SERVICES
CROP YIELD REPORT
Crop Year: **2013**

FMS FARM NAME: Swan Creek

OPERATOR NAME: ABK Randy Phelps

FIELD* NUMBER	ACRES	CROP	YIELD	COMMENTS
	2.35	Corn	238	—

* Please attach field maps indicating crop location.

FSA INFORMATION

FSA FORM 156 EZ

Illinois

Warren

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1156

Prepared: 1/13/14 2:02 PM

Crop Year: 2014

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name ABK CO	Farm Identifier Not Applicable	Recon Number
-------------------------	-----------------------------------	--------------

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
235.76	235.76	235.76	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				FAV/WR History
0.0	0.0	235.76	0.0	0.0				N

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	156.6	137	137	0.0	0.0
SOYBEANS	73.6	41	41	0.0	0.0
Total Base Acres:	230.2				

Tract Number: 2387	Description: G2-2 SEC 19 SWAN	FAV/WR History
BIA Range Unit Number:		N
HEL Status: NHEL: no agricultural commodity planted on undetermined fields		
Wetland Status: Tract does not contain a wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
57.37	57.37	57.37	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	57.37	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	38.7	137	137	0.0	0.0
SOYBEANS	18.2	41	41	0.0	0.0
Total Base Acres:	56.9				

Owners: PROVENTUS L L C

Other Producers: None

FSA FORM 156 EZ

Illinois
Warren

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

FARM: 1156
Prepared: 1/13/14 2:02 PM
Crop Year: 2014
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2482 Description: G2-3 SEC 30 SWAN FAV/WR History

BIA Range Unit Number: N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

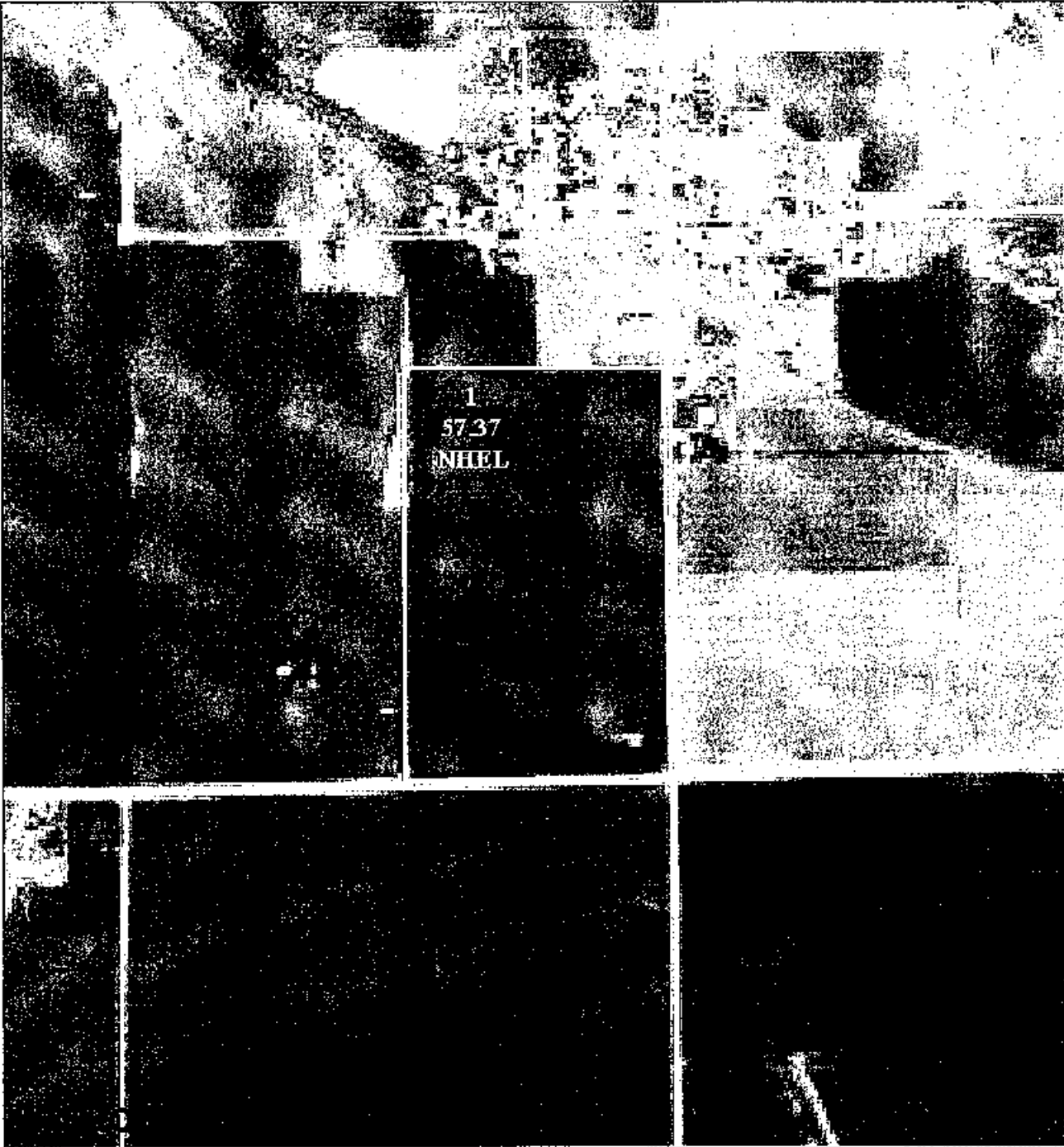
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
178.39	178.39	178.39	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	178.39	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	117.9	137	137	0.0	0.0	
SOYBEANS	55.4	41	41	0.0	0.0	
Total Base Acres:	173.3					

Owners: PROVENTUS L L C

Other Producers: None

FSA MAP



United States Department of Agriculture
Farm Service Agency

February 06, 2013

Farm: 1156
Tract: 2387

Warren County, IL

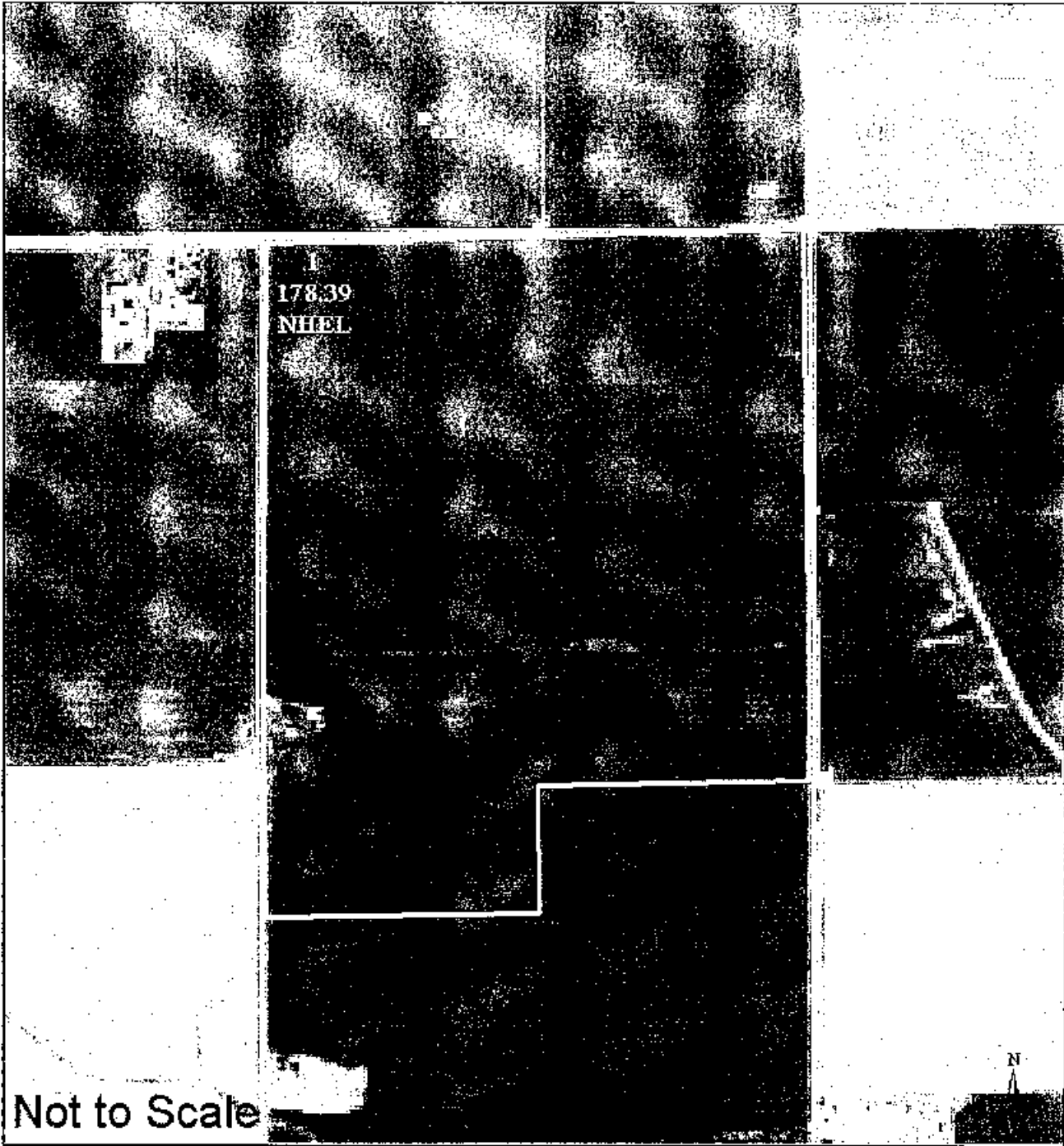
gs://sde.wet_p_1187

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Best Management Practice/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.

FSA MAP



United States Department of Agriculture
Farm Service Agency

February 06, 2013

Farm: 1156
Tract: 2482

Warren County, IL

- gis_illinois_wetland_p_3187
Wetland Determination System
- 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.

IMPROVEMENTS

IMPROVEMENTS SUMMARY

IMPROVEMENTS:

There are (2) grain bins on the property with about 11,000 bushels of capacity each. These bins are in average usable condition. Also, there are two older buildings.



TAX RECORDS

TAX RECORDS

Warren 19

Real Estate Taxes

Warren County, IL

Fund:	PROVENTUS
Account	06121
Sub	915E
Dist. Total:	\$4,033.50
Due Date:	24-Jun-13


1st Installment

ID/Parcel Number	Acres	Total Due
06-019-019-00	55.91	\$923.91
06-030-001-00	179.85	\$3,109.59
Total:	235.76	\$4,033.50

Tax per Acre: \$34.22

Prepared by: SV

Approved by:



TAX RECORDS

Warren 19

Real Estate Taxes

Warren County, IL

Fund:	PROVENTS
Account	06121
Sub	915E
Dist. Total:	\$4,033.50
Due Date:	4-Sep-13

2nd Installment

ID/Parcel Number	Acres	Total Due
06-019-019-00	55.91	\$923.91
06-030-001-00	179.85	\$3,109.59
Total:	235.76	\$4,033.50

Prepared by: SV

Approved by:



TAX RECORDS

WARREN COUNTY
KATHY L TATE, CO TREASURER
 100 W BROADWAY
 MONMOUTH, IL 61462

Warren 19

PROPERTY NUMBER	CLASS	CODE	NUMBER	
06-019-019-00	0021	06001	250	
6-225 S19 T8 R2 S PT E 1/2 SE N PT PLAT #2008R-0212				
LAND/LOT ASSESSED	FARM LAND ASSESSED	FARM BLDG. ASSESSED	BUILDING ASSESSED	TOTAL ASSESSED
	21930			21930
LAND/LOT B.O.R. MULT.	FARM LAND B.O.R. MULT.	FARM BLDG. B.O.R. MULT.	BUILDING B.O.R. MULT.	DEPARTMENT MULTIPLIER
				1.00000
IMPROVMENT EXEMPTION	DEPARTMENT EQUALIZED	OWNER OCCUPIED	HOMESTEAD/ VETERAN	SCAFHE
	21930			
RETURN VETERAN	DISABLED	DISABLED VETERAN	TAXABLE VALUE	
			21930	
1ST INSTALLMENT		2ND INSTALLMENT		
06/24/2013		DUE DATE		09/04/2013
923.91		INSTALLMENT		923.91
		PENALTY/COST		
		TOTAL		

TOWNSHIP	LENDING CODE	LAND/LOT ACRES	FARM LAND ACRES	FORFEITED TAX
SWAN TWP			55.91	

NAME: **PROVENTUS LLC**
 %FARMLAND MANAGEMENT SERVICES
 1803 WOODFIELD DR STE B
 SAVOY IL 61874-0000



PROPERTY OWNER IF OTHER THAN ABOVE **2012 REAL ESTATE TAX**

RECEIVED
MAY 28 2013

AFTER DUE DATE, 1 1/2% PER MONTH OR ANY PART THEREOF WILL BE CHARGED
 READ BACK OF TAX BILL **TOTAL TAX: 1,847.82**

BY:

PROPERTY NUMBER		CLASS	NUMBER	TOWNSHIP			
06-019-019-00		0021	250	SWAN TWP			
2011 RATE	2011 TAX	TAXING DISTRICT		2012 RATE	PERCENT	2012 TAX	PENSION
.62900	125.42	COUNTY GENERAL		.60210	7.1	132.04	42.32
.18720	37.32	COUNTY HIGHWAY		.20000	2.4	43.86	
.02580	5.14	EXTENSION EDUC		.02480	.3	5.44	
.11700	23.32	MENTAL HEALTH		.12000	1.4	26.32	
.22990	45.84	LIBRARY DISTRICT		.21370	2.5	46.86	4.53
.02460	4.90	VETERANS ASST		.02370	.3	5.20	
.48330	96.38	TOWNSHIP TAX-06		.47360	5.6	103.86	2.63
.58080	115.82	ROAD & BRIDGE-06		.57470	6.8	126.04	1.97
4.61440	920.12	MONM-RSVLE 238		4.63520	55.0	1,016.50	132.15
.61750	123.12	CARL SANDBURG J C		.62230	7.4	136.48	2.37
.95180	189.78	ROSEVILLE FIRE DST		.91330	10.8	200.28	
.02080	4.14	MULTI-TWP ASSMT #1		.02050	.2	4.50	
		WC SOIL & WATER		.00200	.2	.44	
8.48210	1,691.30	TOTAL TAX		8.42590	100.0	1,847.82	

PAID BY _____

BANK CHECK MONEY ORDER DRAFT CASH MAIL EPAY

PROPERTY NUMBER	CODE	NUMBER
06-019-019-00	06001	250

PAID BY _____

BANK CHECK MONEY ORDER DRAFT CASH MAIL EPAY

PROPERTY NUMBER	CODE	NUMBER
06-019-019-00	06001	250

PROVENTUS LLC
RETURN STUB WITH PAYMENT

PROVENTUS LLC
RETURN STUB WITH PAYMENT

1

1ST INSTALLMENT	
DUE DATE	06/24/2013
INSTALLMENT	923.91
PENALTY/COST	
TOTAL	

2

2ND INSTALLMENT	
DUE DATE	09/04/2013
INSTALLMENT	923.91
PENALTY/COST	
TOTAL	

WARREN COUNTY

WARREN COUNTY



094060025012012

094060025012012

Total Tax: 1,847.82

BLUESPEAR

TAX RECORDS

WARREN COUNTY
KATHY L TATE, CO TREASURER
 100 W BROADWAY
 MONMOUTH, IL 61462

PROPERTY NUMBER	CLASS	CODE	NUMBER	
06-030-001-00	0011	06001	357	
6-305 S30 T8 R2 NE & N 1/2 NW SE S PT PLAT #2008R-0212				
LAND/LOT ASSESSED	FARM LAND ASSESSED	FARM BLDG. ASSESSED	BUILDING ASSESSED	TOTAL ASSESSED
	71780	2030		73810
LAND/LOT B.O.R. MULT.	FARM LAND B.O.R. MULT.	FARM BLDG. B.O.R. MULT.	BUILDING B.O.R. MULT.	DEPARTMENT MULTIPLIER
				1.00000
IMPROVMENT EXEMPTION	DEPARTMENT EQUALIZED	OWNER OCCUPIED	HOMESTEAD/ VETERAN	SCAFHE
	73810			
RETURN VETERAN	DISABLED	DISABLED VETERAN	TAXABLE VALUE	
			73810	
1ST INSTALLMENT		2ND INSTALLMENT		
06/24/2013		DUE DATE		09/04/2013
3,109.59		INSTALLMENT		3,109.59
		PENALTY/COST		
		TOTAL		

TOWNSHIP	LENDING CODE	LAND/LOT ACRES	FARM LAND ACRES	FORFEITED TAX
SWAN TWP			179.85	

NAME:
 PROVENTUS LLC
 %FARMLAND MANAGEMENT SERVICES
 1803 WOODFIELD DR STE B
 SAVOY IL 61874-0000

PROPERTY OWNER IF OTHER THAN ABOVE **2012 REAL ESTATE TAX**



AFTER DUE DATE, 1 1/2% PER MONTH
 OR ANY PART THEREOF WILL BE CHARGED
 READ BACK OF TAX BILL **TOTAL TAX: 6,219.18**

PROPERTY NUMBER		CLASS	NUMBER	TOWNSHIP			
06-030-001-00		0011	357	SWAN TWP			
2011 RATE	2011 TAX	TAXING DISTRICT		2012 RATE	PERCENT	2012 TAX	PENSION
.62900	423.26	COUNTY GENERAL		.60210	7.1	444.42	142.45
.18720	125.96	COUNTY HIGHWAY		.20000	2.4	147.62	
.02580	17.36	EXTENSION EDUC		.02480	.3	18.30	
.11700	78.72	MENTAL HEALTH		.12000	1.4	88.58	
.22990	154.70	LIBRARY DISTRICT		.21370	2.5	157.74	15.28
.02460	16.56	VETERANS ASST		.02370	.3	17.50	
.48330	325.22	TOWNSHIP TAX-06		.47360	5.6	349.56	8.86
.58080	390.82	ROAD & BRIDGE-06		.57470	6.8	424.18	6.64
4.61440	3,105.02	MONM-RSVLE 238		4.63520	55.0	3,421.24	444.78
.61750	415.52	CARL SANDBURG J C		.62230	7.4	459.32	7.97
.95180	640.46	ROSEVILLE FIRE DST		.91330	10.8	674.10	
.02080	14.00	MULTI-TWP ASSMT #1		.02050	.2	15.14	
		WC SOIL & WATER		.00200	.2	1.48	
8.48210	5,707.60	TOTAL TAX		8.42590	100.0	6,219.18	

PAID BY _____

BANK CHECK MONEY ORDER DRAFT CASH MAIL EPAY

PROPERTY NUMBER	CODE	NUMBER
06-030-001-00	06001	357

PROVENTUS LLC
RETURN STUB WITH PAYMENT

	1ST INSTALLMENT
DUE DATE	06/24/2013
INSTALLMENT	3,109.59
PENALTY/COST	
TOTAL	

1

WARREN COUNTY



094060035712012

PAID BY _____

BANK CHECK MONEY ORDER DRAFT CASH MAIL EPAY

PROPERTY NUMBER	CODE	NUMBER
06-030-001-00	06001	357

PROVENTUS LLC
RETURN STUB WITH PAYMENT

	2ND INSTALLMENT
DUE DATE	09/04/2013
INSTALLMENT	3,109.59
PENALTY/COST	
TOTAL	

2

WARREN COUNTY



094060035712012

Total Tax: 6,219.18

PRELIMINARY TITLE

PRELIMINARY TITLE

SCHEDULE A - COMMITMENT FOR TITLE INSURANCE

File #:717787



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:
Last Revised on:6/6/14 4:18 pm
Printed on:6/6/14 4:34 pm

Prepared for: Cynthia Vick (cynthia.vick@quarles.com)
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

Effective date: June 05, 2014 at 10:00 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, LLC, a Delaware Corporation

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

See "Exhibit C" attached

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: Swan Township, Warren County, IL

Tax Key Number: 06-019-019-00 and 06-030-001-00

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.

PRELIMINARY TITLE

SCHEDULE B – SECTION I REQUIREMENTS

File #:717787



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:
Last Revised on:6/6/14 4:18 pm
Printed on:6/6/14 4:34 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, LLC to a legally qualified grantee to be named.
 2. We must be supplied with a copy of the Articles of Organization and the Operating Agreement together with all amendments for Proventus, LLC . After examination of the same, we may add additional requirements or exceptions.
 3. We must be provided with an Affidavit which confirms that all leases (including all Master Leases, Subleases and Sub-Subleases) have been terminated.
 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. 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.
 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. 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.
 8. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Company immediately for further review prior to closing.
 9. The Company reserves the right to make further requirements and/or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

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



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PRELIMINARY TITLE

SCHEDULE B – SECTION II EXCEPTIONS

File #:717787



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:
Last Revised on:6/6/14 4:18 pm
Printed on:6/6/14 4:34 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. Taxes for the year 2013, first installment in the amount of \$1,934.86, plus interest and penalties, is delinquent. Final installment not yet due and payable. (as to Tax Identification No. 06-019-019-00)
10. Taxes for the year 2013, first installment in the amount of \$6,494.26, plus interest and penalties, is delinquent. Final installment not yet due and payable. (as to Tax Identification No. 06-030-001-00)
11. General Taxes for the year 2014 and subsequent years, not yet due and payable.
12. 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.
13. Rights of way for drainage ditches, tiles, feeders, laterals and pipes, if any.
14. Any lien or right to lien in favor of a property manager employed to manage the Land.
15. Rights, if any, of any public or quasi-public utility company.
16. All rights and easements in favor of the holder of any interest in the mineral estate or of any party claiming by, through, or under said holder, if any.
17. Judgments and/or liens, if any, docketed or filed against the prospective owner of the subject premises.

Footnotes to Schedule B

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- 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.

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PRELIMINARY TITLE

TRACT I:

A tract of land being part of the Southeast Quarter of Section 19, Township 8 North, Range 2 West of the Fourth Principal Meridian, Warren County, Illinois, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 19, Township 8 North, Range 2 West of the Fourth Principal Meridian; thence along the East Line of the Southeast Quarter of said Section 19, South 00 degrees 40 minutes 26 seconds West, a distance of 680.99 feet to a point, thence leaving said East Line, North 88 degrees 59 minutes 22 seconds West, a distance of 35.86 feet to a point on the West right-of-way Line of County Highway 25 (Public Road), said point also being the point of beginning of the herein described tract of land.

From the point of beginning, thence along said West right-of-way Line, South 00 degrees 37 minutes 40 seconds West, a distance of 1926.43 feet to a point on the North right-of-way Line of County Highway 19 (public) road; thence leaving said West Line, along said North Line, South 89 degrees 49 minutes 25 seconds West, a distance of 1275.50 feet to a point on the West Line of the East Half of the Southeast Quarter of said Section 19; thence leaving said North Line, along said West Line; North 01 degrees 47 minutes 06 seconds East, a distance of 1952.98 feet to a point; thence South 88 degrees 59 minutes 22 seconds East, a distance of 1235.95 feet to the point of beginning.

TRACT II:

A tract of land being part of the Northeast and Southeast Quarter of Section 30, Township 8 North, Range 2 West of the Fourth Principal Meridian, Warren County, Illinois, and being more particularly described as follows.

Commencing at the Northeast Corner of the Northeast Quarter of said Section 30; thence along the East Line of the Northeast Quarter of said Section 30, South 00 degrees 58 minutes 24 seconds West, a distance of 34.47 feet to a point on the South right-of-way Line of County Highway (70 foot wide) 19, said point also being the Point of Beginning of the herein described tract of land.



PRELIMINARY TITLE

From the point of beginning; thence continuing along said East Line of the Northeast Quarter of said Section 30, South 00 degrees 58 minutes 24 seconds West, a distance of 2641.97 feet to the Southeast Corner of the Northeast Quarter of said Section 30; thence leaving said East Line, along the South Line of the Northeast Quarter of said Section 30, North 89 degrees 52 minutes 45 seconds West, a distance of 1344.79 feet to a point on the East Line of the West Half of the Southeast Quarter of said Section 30; thence leaving said South Line, along said East Line, South 01 degrees 25 minutes 29 seconds West a distance of 606.08 feet to a point; thence leaving said East Line, North 89 degrees 13 minutes 04 seconds West, a distance of 1331.92 feet to a point on the West Line of the Southeast Quarter of said Section 30; thence along said West Line and the West Line of the Northeast Quarter of said Section 30, North 01 degrees 21 minutes 40 seconds East, a distance of 3223.57 feet to a point on the aforementioned South right-of-way Line of County Highway (70 foot wide) 19; thence leaving said West Line, along said South Line, North 89 degrees 55 minutes 06 seconds East, a distance of 2659.98 feet to the point of beginning.

As disclosed by a Plat of Survey recorded on 1/29/08 in Plat Cabinet 3, Slide 110 as Document Number 3008R-0212 in the Office of the Warren County Recorder of Deeds.

Except, as to all of the above parcels, any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.





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