



Bureau County, IL

land AUCTION

7± miles NE of Princeton on US Hwy 34
60± miles North of Peoria

- PRODUCTIVE FARMLAND
- LARGE CONTIGUOUS FIELD
- ALL TILLABLE EXCEPT FOR ROADS
- FRONTAGE ON US 34 and 2 COUNTY ROADS

271± Acres

TUESDAY, FEBRUARY 16th
at 5:00 PM

Offered in 4 Tracts

held at Wise Guys Restaurant in Princeton, IL



ONLINE BIDDING
AVAILABLE

800-451-2709 • SchraderAuction.com

INFORMATION BOOKLET

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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OWNER: Premiere Partners II Limited Partnership
Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

BUREAU COUNTY, ILLINOIS

271 ACRES

TUESDAY, FEBRUARY 16, 2016

Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725

Phone # 800-451-2709 / Fax # 260-244-4431

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
271± Acres • Bureau County, Illinois
Tuesday, February 16, 2016

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 and 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 Tuesday, February 16, 2016.
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 and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and 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 and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. 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.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number and bank account number is: _____ . (This for return of your deposit money). My bank name and address is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and 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 and 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.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, February 9, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

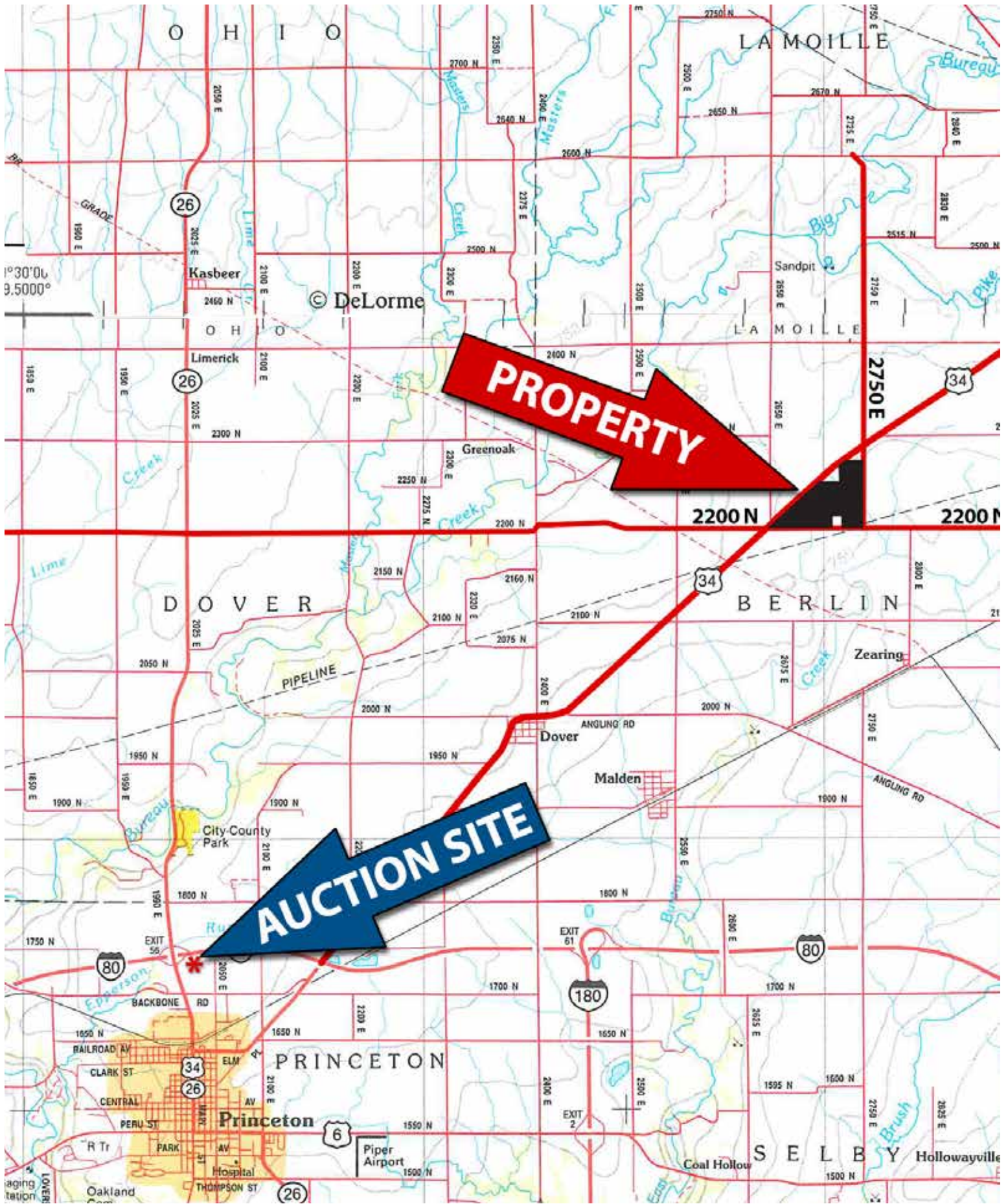
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

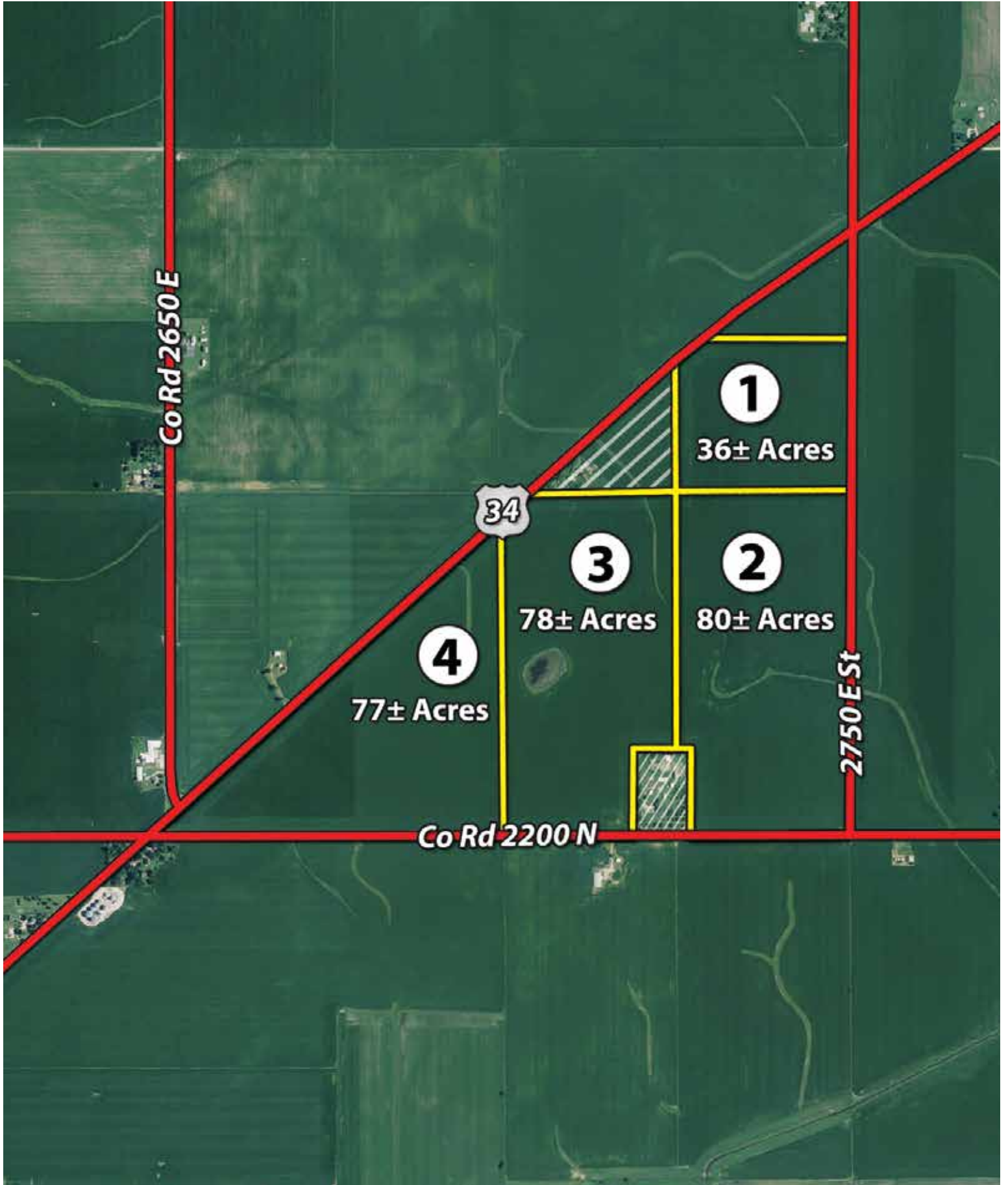
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

LOCATION MAP



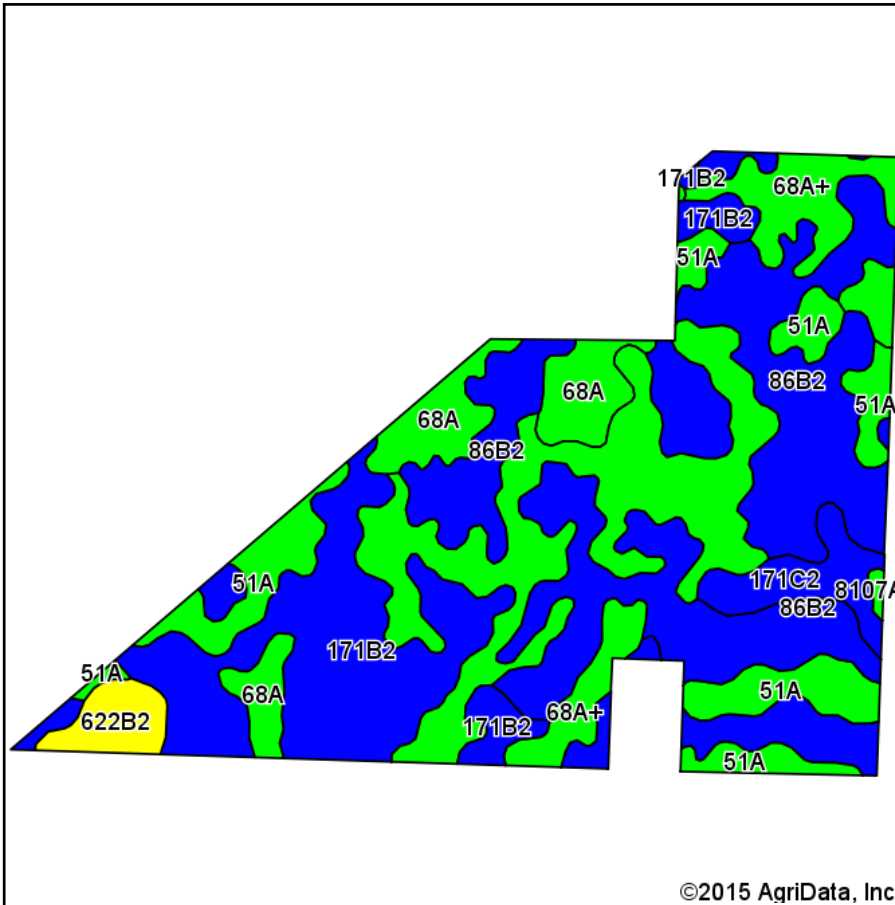
AERIAL MAP





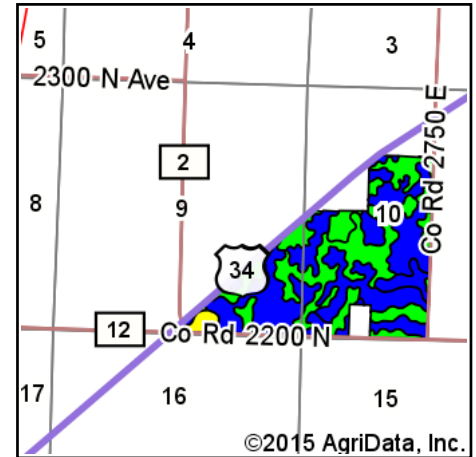
SOIL INFORMATION

SOIL MAP - ENTIRE PROPERTY



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



©2015 AgriData, Inc.

State: **Illinois**
 County: **Bureau**
 Location: **10-17N-10E**
 Township: **Berlin**
 Acres: **270**
 Date: **12/21/2015**

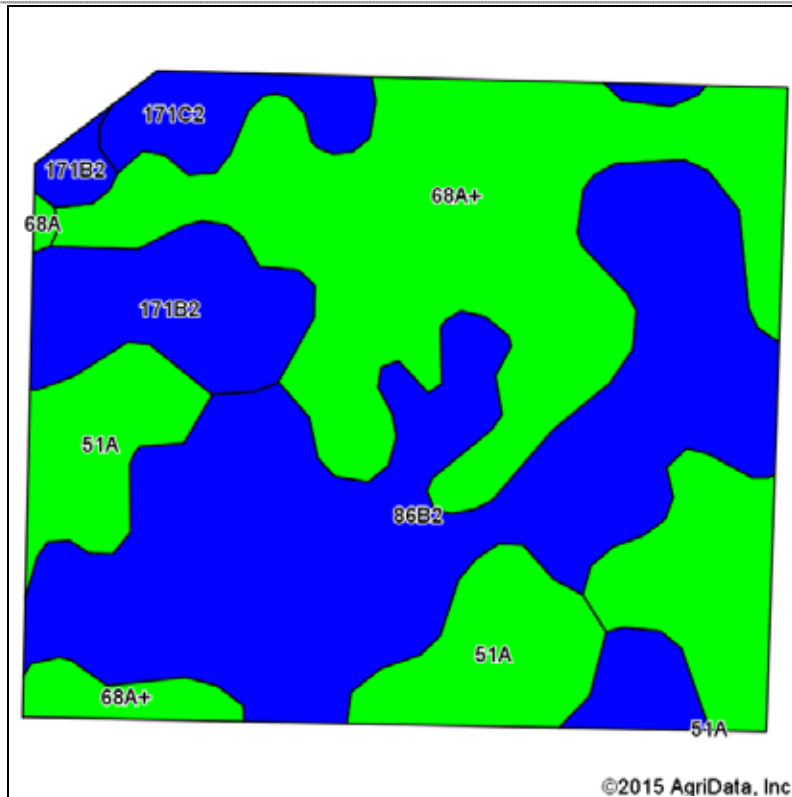


Area Symbol: IL011, Soil Area Version: 13

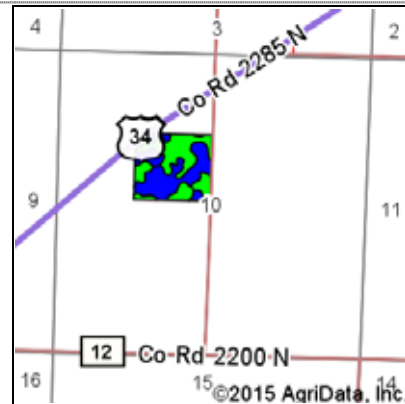
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-leg ^e hay, T/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	82.37	30.5%	Blue	FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	65.37	24.2%	Green	FAV	192	63	74	99	0	0.00	5.77	143
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	60.08	22.3%	Blue	FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
51A	Muscataune silt loam, 0 to 2 percent slopes	27.36	10.1%	Green	FAV	200	64	75	104	138	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	18.35	6.8%	Green	FAV	192	63	74	99	0	0.00	5.77	143
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	10.03	3.7%	Blue	FAV	**174	**55	**68	**92	0	**6.30	0.00	**128
**622B2	Wyandot silt loam, 2 to 5 percent slopes, eroded	5.92	2.2%	Yellow	FAV	**153	**50	**62	**75	0	**5.01	0.00	**114
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.52	0.2%	Light Green	FAV	189	60	71	98	0	0.00	5.77	139
Weighted Average						184.8	59.1	71.6	97	14	3.78	2.41	136.8

Area Symbol: IL011, Soil Area Version: 13

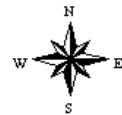
SOIL MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **10-17N-10E**
 Township: **Berlin**
 Acres: **35.7**
 Date: **12/29/2015**



Area Symbol: IL011, Soil Area Version: 13

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
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	13.68	38.3%		FAV	192	63	74	99	0	0.00	5.77	143
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	13.63	38.2%		FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
51A	Muscatarene silt loam, 0 to 2 percent slopes	3.99	11.2%		FAV	200	64	75	104	138	0.00	6.02	147
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.97	8.3%		FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	1.35	3.8%		FAV	**174	**55	**68	**92	0	**6.30	0.00	**128
68A	Sable silty clay loam, 0 to 2 percent slopes	0.08	0.2%		FAV	192	63	74	99	0	0.00	5.77	143
Weighted Average						186.8	59.9	72.3	98.1	15.4	3.28	2.90	138.4

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

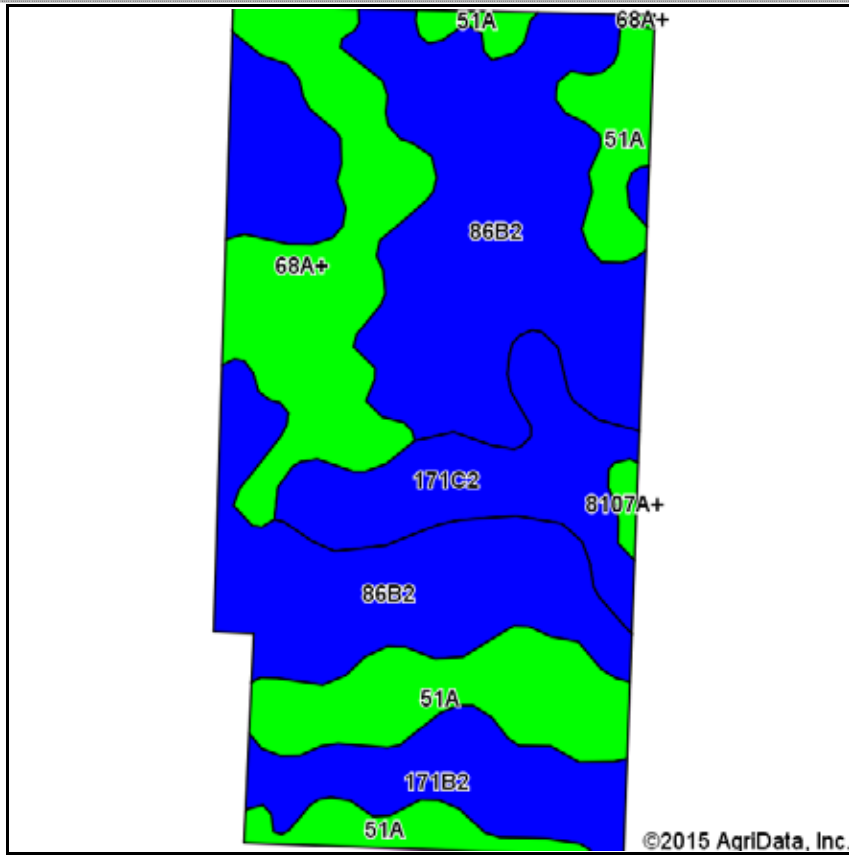
** Indexes adjusted for slope and erosion according to Bulletin 81 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

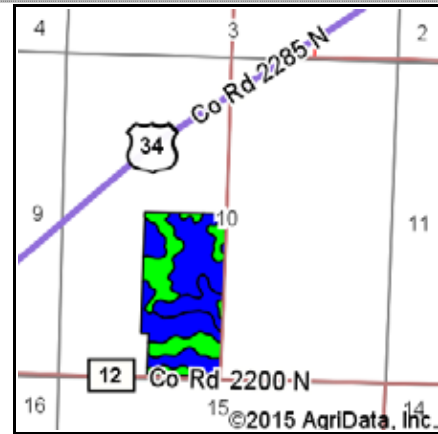
- a** UNF = unfavorable; FAV = favorable
- b** Soils in the southern region were not rated for oats and are shown with a zero "0".
- c** Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
- d** Soils in the poorly drained group were not rated 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".

*c: Using Capabilities Class Dominant Condition Aggregation Method

SOIL MAP - TRACT 2



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **10-17N-10E**
 Township: **Berlin**
 Acres: **80.01**
 Date: **12/29/2015**

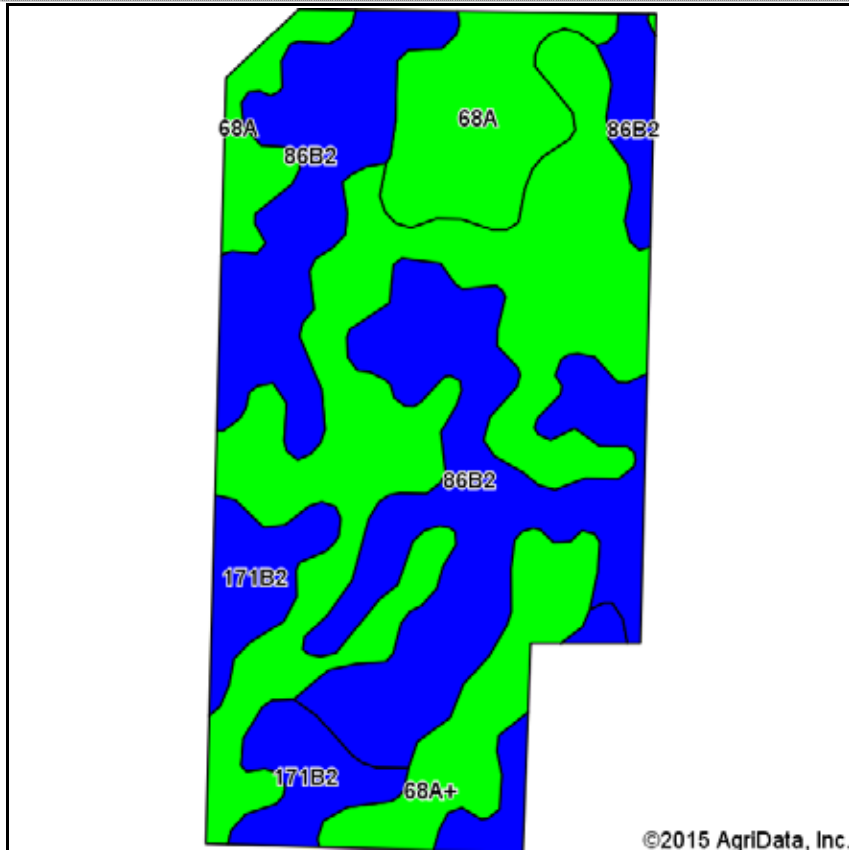


Area Symbol: IL011, Soil Area Version: 13

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
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	37.79	47.2%		FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
51A	Muscataune silt loam, 0 to 2 percent slopes	13.69	17.1%		FAV	200	64	75	104	138	0.00	6.02	147
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	12.14	15.2%		FAV	192	63	74	99	0	0.00	5.77	143
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	8.76	10.9%		FAV	**174	**55	**68	**92	0	**6.30	0.00	**128
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	7.16	8.9%		FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.47	0.6%		FAV	189	60	71	98	0	0.00	5.77	139
Weighted Average						184.9	58.8	71.6	97.7	23.6	4.36	1.94	136.7

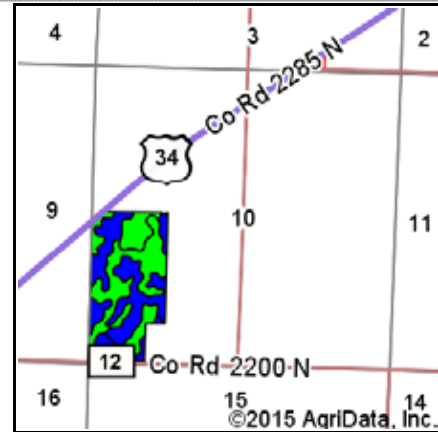
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of

SOIL MAP - TRACT 3



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Illinois**
 County: **Bureau**
 Location: **10-17N-10E**
 Township: **Berlin**
 Acres: **76.31**
 Date: **12/29/2015**



Area Symbol: IL011, Soil Area Version: 13

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
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	30.24	39.6%		FAV	192	63	74	99	0	0.00	5.77	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	28.35	37.2%		FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
68A	Sable silty clay loam, 0 to 2 percent slopes	9.86	12.9%		FAV	192	63	74	99	0	0.00	5.77	143
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	7.86	10.3%		FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
Weighted Average						186.5	60	72.4	97.7	*-	3.10	3.03	138.4

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 81 Table S3

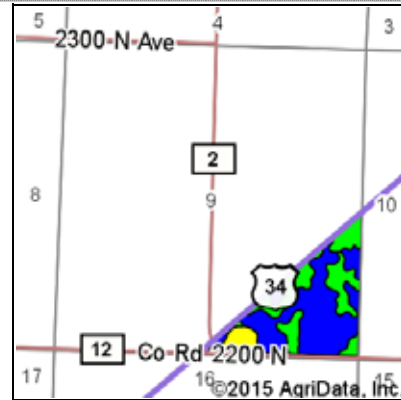
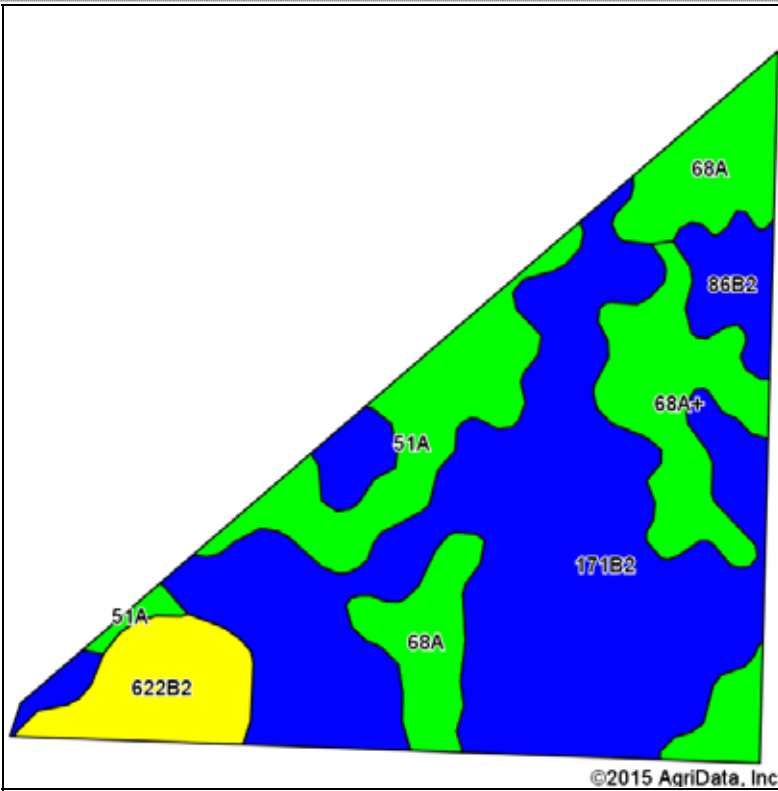
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

- 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".

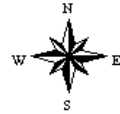
*c: Using Capabilities Class Dominant Condition Aggregation Method

SOIL MAP - TRACT 4

Soils
Version



State: **Illinois**
 County: **Bureau**
 Location: **9-17N-10E**
 Township: **Berlin**
 Acres: **74.67**
 Date: **12/29/2015**



Soils data provided by USDA and NRCS.

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Area Symbol: IL011, Soil Area Version: 13

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
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	40.37	54.1%		FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	8.91	11.9%		FAV	192	63	74	99	0	0.00	5.77	143
68A	Sable silty clay loam, 0 to 2 percent slopes	8.62	11.5%		FAV	192	63	74	99	0	0.00	5.77	143
51A	Muscatune silt loam, 0 to 2 percent slopes	8.48	11.4%		FAV	200	64	75	104	138	0.00	6.02	147
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	5.46	7.3%		FAV	**153	**50	**62	**75	0	**5.01	0.00	**114
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	2.83	3.8%		FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
Weighted Average						182.1	58.2	70.4	95	15.7	4.09	2.04	134.5

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 61 Table 93. Soils data provided by USDA and NRCS. For the data provided by University of Illinois at Champaign-Urbana.

^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".

Using the Soil Capability Class Dominant Control Aggregate Method

SURVEY

SURVEY

PLAT OF SURVEY

DESCRIPTION OF PROPERTY INVOLVED

TRACT II

All that part of the Southeast Quarter of Section 9, Township 17 North, Range 10 East of the Fourth Principal Meridian that lies north and east of the westerly right of way line of U.S. Route 616 containing 77.73 acres, more or less.

TRACT III

All that part of the Southeast Quarter of Section 10, Township 17 North, Range 10 East of the Fourth Principal Meridian that lies north and east of the westerly right of way line of U.S. Route 616, the following:

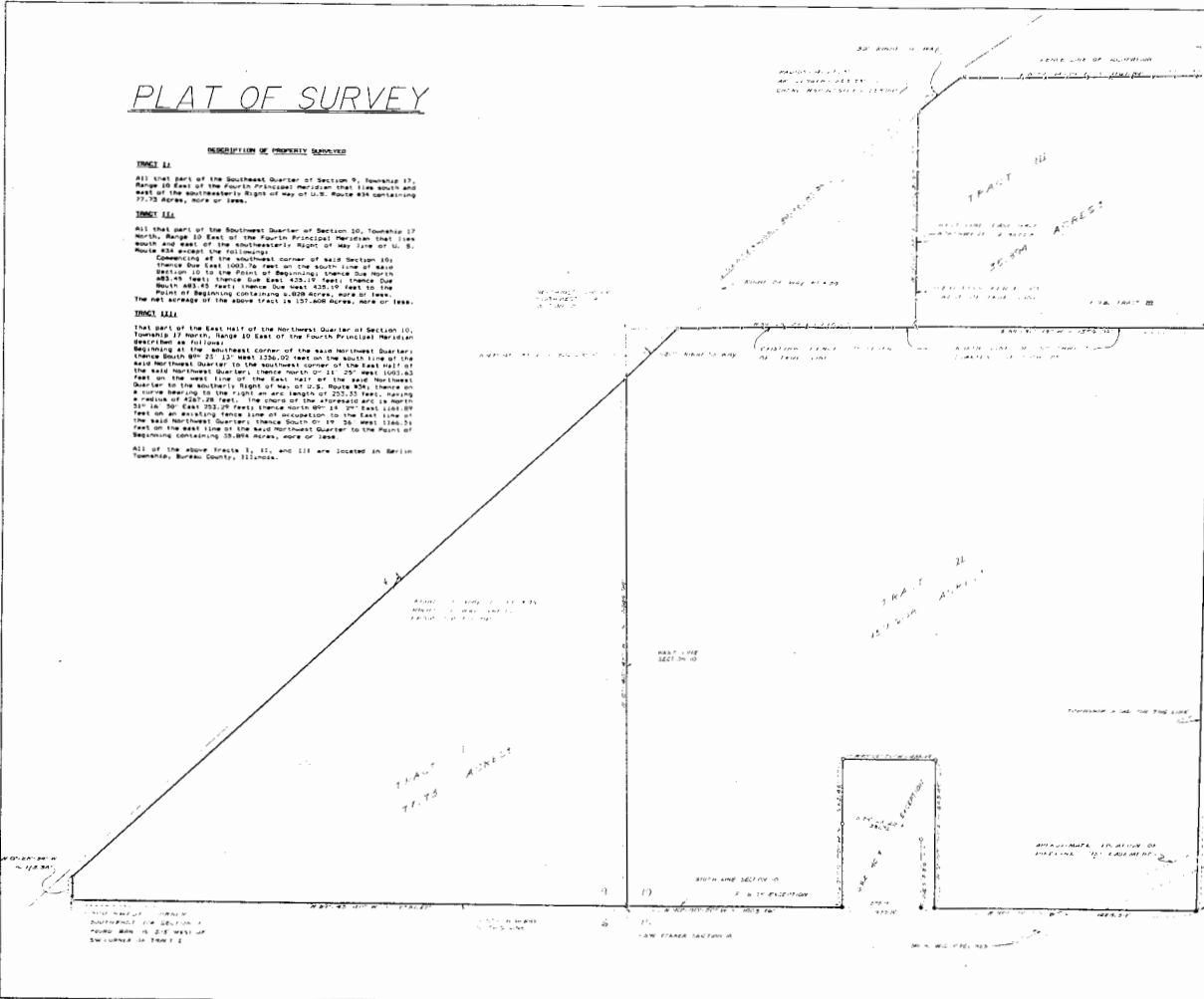
Commencing at the southeast corner of said Section 10; thence due east 1007.74 feet on the south line of said Section 10 to the Point of Beginning; thence due north 481.45 feet; thence due east 428.15 feet; thence due south 481.45 feet; thence due west 428.15 feet to the Point of Beginning containing 2,608 acres, more or less.


TRACT IIIA

The part of the East half of the Northwest Quarter of Section 10, Township 17 North, Range 10 East of the Fourth Principal Meridian described as follows:

Beginning at the southwest corner of the said Northwest Quarter; thence South 22° 15' East 1336.00 feet on the north line of the said Northwest Quarter; thence North 01° 25' East 1062.63 feet on the east line of the East half of the said Northwest Quarter; thence North 89° 34' 00" East 426.28 feet; thence North 89° 34' 00" East 272.07 feet; thence North 89° 34' 00" East 426.28 feet; thence North 89° 34' 00" East 272.07 feet; thence North 89° 34' 00" East 426.28 feet to the East line of the said Northwest Quarter; thence South 01° 25' East 1062.63 feet on the east line of the said Northwest Quarter to the Point of Beginning containing 10,888 acres, more or less.

All of the above Tracts II, III, and IIIA are located in Marion Township, Bureau County, Illinois.





STATE OF ILLINOIS
COUNTY OF BUREAU

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public in and for the State of Illinois

SHAFFER ENGINEERING

7710 1/2 PEACOCK

SURVEY

EXHIBIT A

Premises

TRACT I:

All that part of the Southeast Quarter of Section 9, Township 17 North, Range 10 East of the Fourth Principal Meridian that lies South and East of the Southeasterly Right of Way of U.S. Route # 34, containing 77.73 acres, more or less.

TRACT II:

All that part of the Southwest Quarter of Section 10, Township 17 North, Range 10 East of the Fourth Principal Meridian that lies South and East of the Southeasterly Right of Way line of U.S. Route #34, EXCEPT the following:

Commencing at the Southwest corner of said Section 10; thence due East 1,003.76 feet on the South line of said Section 10 to the Point of Beginning; thence due North 683.45 feet; thence due East 435.19 feet; thence due South 683.45 feet; thence due West 435.19 feet to the Point of Beginning, containing 6.828 acres, more or less;

The net acreage of the above tract is 157.608 acres, more or less.

TRACT III:

That part of the East Half of the Northwest Quarter of Section 10, Township 17 North, Range 10 East of the Fourth Principal Meridian, described as follows:

Beginning at the Southeast corner of the said Northwest Quarter; thence South $89^{\circ} 23' 13''$ West 1,356.02 feet on the South line of the said Northwest Quarter to the Southwest corner of the East Half of the said Northwest Quarter; thence North $0^{\circ} 11' 25''$ West 1,003.63 feet on the West line of the East Half of the said Northwest Quarter to the Southerly Right of Way of U.S. Route #34; thence on a curve bearing to the right an arc length of 253.33 feet; having a radius of 4,267.28 feet. The chord of the aforesaid arc is North $51^{\circ} 16' 50''$ East 253.29 feet; thence North $89^{\circ} 14' 29''$ East 1,161.89 feet on an existing fence line of occupation to the East line of the said Northwest Quarter; thence South $0^{\circ} 19' 56''$ West 1,166.51 feet on the East line of the said Northwest Quarter to the Point of Beginning, containing 35.894 acres, more or less;

All of the above Tracts I , II, and III are located in Berlin Township, Bureau County, Illinois.



YIELD HISTORY

YIELD HISTORY

Yield History - Bureau Co. IL

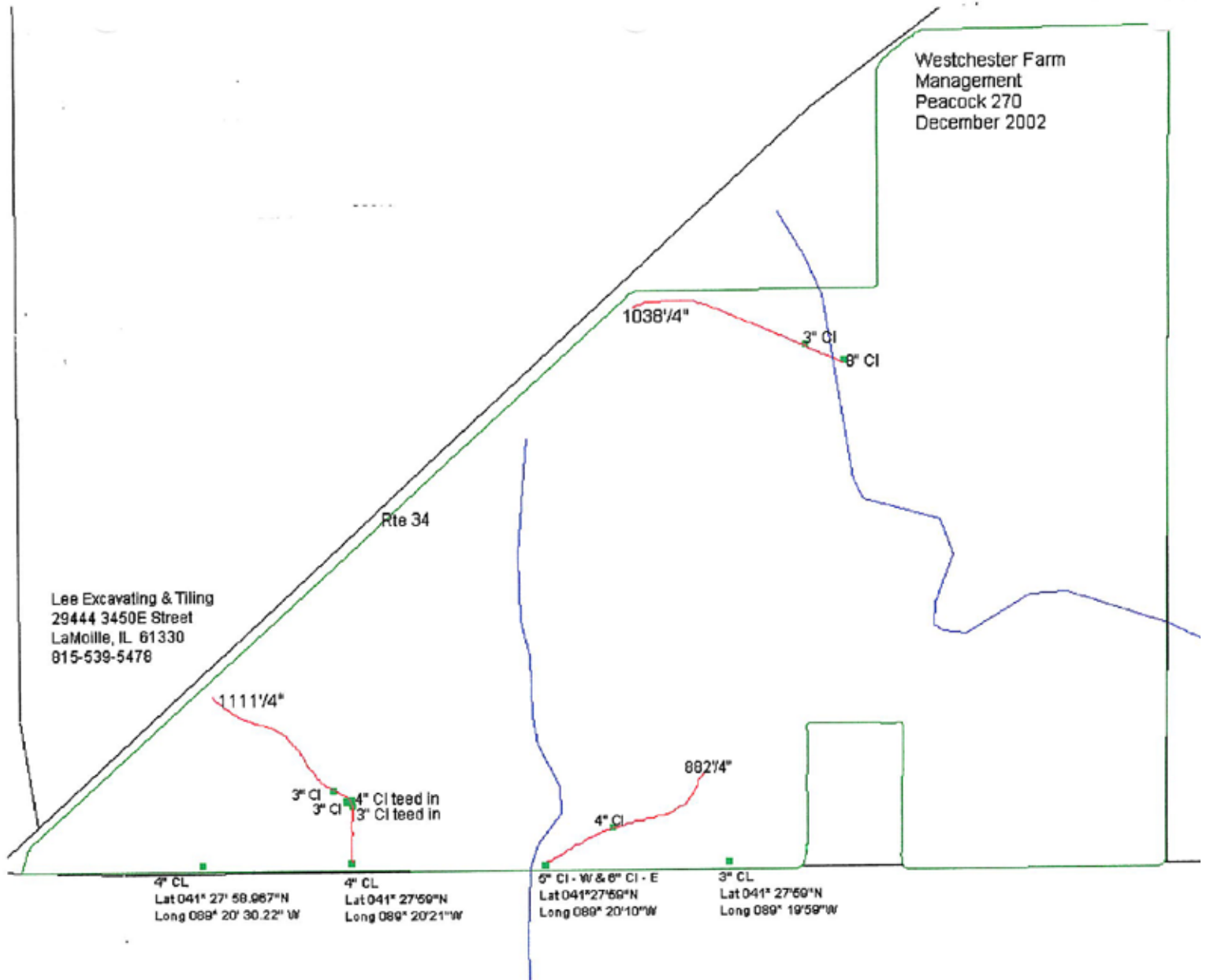
271.23 Gross Acres

264.56 Tillable Acres

	<u>Corn</u>	<u>Soybeans</u>
2015	N/A	73.80
2014	214.88	N/A
2013	216.00	N/A
2012	183.30	N/A
2011	197.34	N/A
2010	N/A	66.44
2009	186.31	N/A

TILE MAP

TILE MAP - 2002



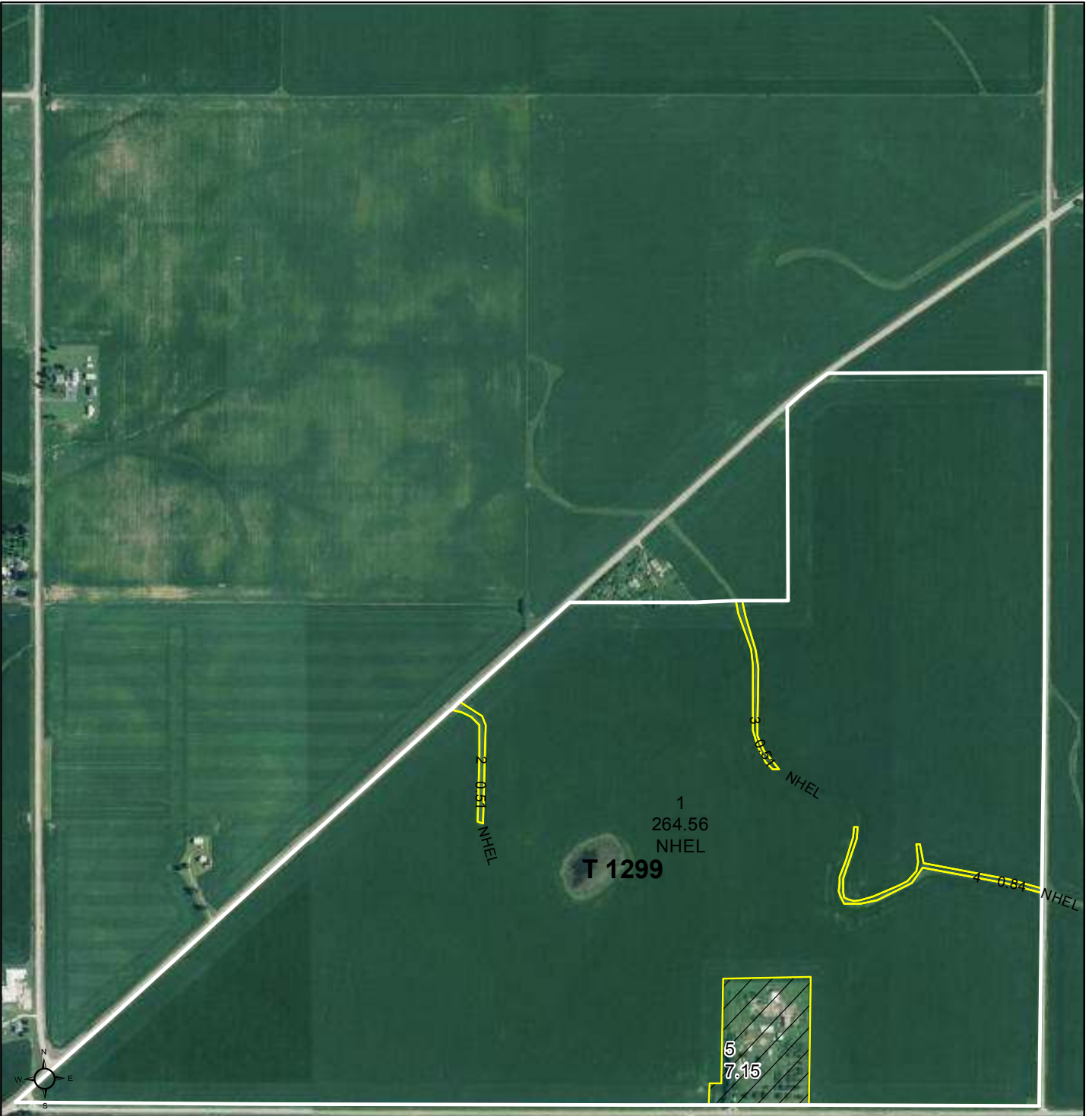
FSA INFORMATION

FSA INFORMATION

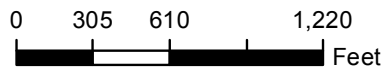


United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit
 clu_classification_code
 Non-Cropland
 Tract Boundary
 Cropland



2015 Program Year
 Map Created September 09, 2015

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 266.42 acres

Farm 4463
 Tract 1299

IL011_T1299_A1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFORMATION

FARM: 4463

Illinois
Bureau
Report ID: FSA-156EZ

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

Prepared: 9/8/15 8:49 AM
Crop Year: 2015
Page: 1 of 1

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	Farm Identifier	Recon Number
	Not Applicable	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
273.57	266.42	266.42	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				FAV/WR History
0.0	0.0	266.42	0.0	0.0				N

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN

PLC
NONE

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	264.7		187	0.0
Total Base Acres:	264.7			

Tract Number: 1299	Description: E18 SEC 9 10 B	FAV/WR History
BIA Range Unit Number:		N
HEL Status: NHLE: 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
273.57	266.42	266.42	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	266.42	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	264.7		187	0.0
Total Base Acres:	264.7			

Owners: PREMIERE PARTNERS II LTD PRTSHP
Other Producers:



COUNTY INFORMATION

Tax Bills

COUNTY INFORMATION

Bureau County
 Courtney Mabry, County Treasurer
 Bureau County Courthouse
 700 S. Main - Room 103
 Princeton, IL 61356

2014 Real Estate Taxes (payable in 2015)

PLEASE READ the instructions on the back of this bill regarding when to pay and where to pay your taxes, as well as how to pay online or by phone using a credit card. Additional information is provided for changing your mailing address and exemptions, in which you might be entitled.

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

11-10-300-004
 PREMIERE PTNRS 11 LIMITED
 % WESTCHESTER FARM MGT, INC.
 STE L
 2004 FOX DR
 CHAMPAIGN, IL 61820-7346

Owner	Premiere Ptnrs 11 Limited				
Site Location					
Township	Berlin	Bill #	25525		
Tax Code	11008	Use Code	0021	Acres	153.170
Sec/Lot	10	Twp	17	Range	10
Legal Desc	(EX SE COR SW SW) SW B748 P240 DOC.#91-2790				

Valuation	
Land	0
Building	0
	0
State Factor	1.00000
State Equalized	0
Farm Land	58,739
Farm Building	0
State Equalized Value	58,739
Fair Market Value (non-farm)	0
1977 Equalized Value	0

Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0

Net Taxable Value	58,739
Last Year Net Taxable Value	53,416

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Bureau County	0.66867	357.18	0.72404	425.30
I.M.R.F., Social Security	0.20177	107.77	0.17487	102.72
Berlin Township	1.14121	609.59	1.14259	671.14
Retirement, Soc. Sec.-Twp.	0.02976	15.90	0.03048	17.91
Malden G.S.#84	3.55465	1,898.75	3.55134	2,086.01
Retirement - Imrf, Social Security	0.28440	151.92	0.27132	159.38
Princ.H.S.#500	1.93534	1,033.78	1.91719	1,126.13
Retirement - Imrf, Social Security	0.11266	60.18	0.12284	72.16
Ivcc J.C.#513	0.35675	190.56	0.36168	212.45
Social Security	0.00828	4.42	0.00902	5.30
Malden Fire	0.43481	232.26	0.43662	256.47
Ber-West Mta#06	0.02300	12.29	0.02231	13.10
Bc Soil & Water Cons Dist	0.00176	0.94	0.00176	1.03
Total Real Estate Taxes	8.75306	4,675.54	8.76606	5,149.10

1st Installment Due 07/08/2015 for \$2,574.55

2nd Installment Due 09/02/2015 for \$2,574.55

Keep top part for your records

1
2014

PIN	11-10-300-004	Bill #	25525	Taxes	\$5,149.10
Owner	Premiere Ptnrs 11 Limited				

1st Installment			
Due Date	07/08/2015	Tax Amount	\$2,574.55
		Interest	\$0.00
		Fees	\$0.00
		Prior Payments	
		Balance Due	\$2,574.55

Late Payment Schedule
 If received on this date...pay this amount

07/09 - 08/08	2,613.17
08/09 - 09/08	2,651.79
09/09 - 10/08	2,690.40
10/09 or after	contact county

Prior Forfeitures	
Prior Years Sold	

2
2014

PIN	11-10-300-004	Bill #	25525	Taxes	\$5,149.10
Owner	Premiere Ptnrs 11 Limited				

2nd Installment			
Due Date	09/02/2015	Tax Amount	\$2,574.55
		Interest	\$0.00
		Fees	\$0.00
		Prior Payments	
		Balance Due	\$2,574.55

Late Payment Schedule
 If received on this date...pay this amount

09/03 - 10/02	2,613.17
10/03 or after	contact county

Prior Forfeitures	
Prior Years Sold	

detach here

Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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COUNTY INFORMATION

Bureau County
 Courtney Mabry, County Treasurer
 Bureau County Courthouse
 700 S. Main - Room 103
 Princeton, IL 61356

2014 Real Estate Taxes (payable in 2015)

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11-09-400-002
 PREMIERE PTNRS 11 LIMITED
 WESTCHESTER FARM MGT, INC.
 STE L
 2004 FOX DR
 CHAMPAIGN, IL 61820-7346

Owner	Premiere Ptnrs 11 Limited				
Site Location					
Township	Berlin	Bill #	25523		
Tax Code	11008	Use Code	0021	Acres	77.730
Sec/Lot	09	Twp	17	Range	10
Legal Desc	S RD SE B 742 P 169 D 91-704				

Valuation	
Land	0
Building	0
State Factor	1.00000
State Equalized	0
Farm Land	25,948
Farm Building	0
State Equalized Value	25,948
Fair Market Value (non-farm)	0
1977 Equalized Value	24,170
Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0
Net Taxable Value	25,948
Last Year Net Taxable Value	23,596


Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Bureau County	0.66867	157.78	0.72404	187.87
I.M.R.F., Social Security	0.20177	47.61	0.17487	45.38
Berlin Township	1.14121	269.29	1.14259	296.48
Retirement, Soc. Sec.-Twp.	0.02976	7.01	0.03048	7.91
Malden G.S.#84	3.55465	838.76	3.55134	921.50
Retirement - Imrf, Social Security	0.28440	67.10	0.27132	70.40
Princ.H.S.#500	1.93534	456.67	1.91719	497.47
Retirement - Imrf, Social Security	0.11266	26.58	0.12284	31.88
Ivcc J.C.#513	0.35675	84.18	0.36168	93.85
Social Security	0.00828	1.95	0.00902	2.34
Malden Fire	0.43481	102.60	0.43662	113.29
Ber-West Mta#06	0.02300	5.43	0.02231	5.79
Bc Soil & Water Cons Dist	0.00176	0.42	0.00176	0.46
Total Real Estate Taxes	8.75306	2,065.38	8.76606	2,274.62

1st Installment Due 07/08/2015 for \$1,137.31

2nd Installment Due 09/02/2015 for \$1,137.31

Keep top part for your records

1	2014	
PIN 11-09-400-002	Bill # 25523	Taxes \$2,274.62
Owner Premiere Ptnrs 11 Limited		
1st Installment		
Due Date	07/08/2015	Tax Amount \$1,137.31
Late Payment Schedule		Interest \$0.00
if received on this date...pay this amount		Fees \$0.00
07/09 - 08/08	1,154.37	Prior Payments
08/09 - 09/08	1,171.43	Balance Due \$1,137.31
09/09 - 10/08	1,188.49	Prior Forfeitures
10/09 or after	contact county	Prior Years Sold

2	2014	
PIN 11-09-400-002	Bill # 25523	Taxes \$2,274.62
Owner Premiere Ptnrs 11 Limited		
2nd Installment		
Due Date	09/02/2015	Tax Amount \$1,137.31
Late Payment Schedule		Interest \$0.00
if received on this date...pay this amount		Fees \$0.00
09/03 - 10/02	1,154.37	Prior Payments
10/03 or after	contact county	Balance Due \$1,137.31
Prior Forfeitures		
Prior Years Sold		

detach here

Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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COUNTY INFORMATION

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 Courtney Mabry, County Treasurer
 Bureau County Courthouse
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 Princeton, IL 61356

2014 Real Estate Taxes (payable in 2015)

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11-10-100-004
 PREMIERE PTNRS 11 LIMITED
 WESTCHESTER FARM MGT.
 STE L
 2004 FOX DR
 CHAMPAIGN, IL 61820-7346

Owner	Premiere Ptnrs 11 Limited			
Site Location				
Township	Berlin	Bill #	25524	
Tax Code	11007	Use Code	0021	Acres
Sec/Lot	10	Twp	17	Range
Legal Desc	S1/2 E1/2 NW B 742 P 169 D 91-704			

Valuation	
Land	0
Building	0
State Factor	1.00000
State Equalized	0
Farm Land	14,676
Farm Building	0
State Equalized Value	14,676

Fair Market Value (non-farm)	0
1977 Equalized Value	10,020

Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0

Net Taxable Value	14,676
Last Year Net Taxable Value	13,347


Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Bureau County	0.66867	89.24	0.72404	106.27
I.M.R.F., Social Security	0.20177	26.93	0.17487	25.67
Berlin Township	1.14121	152.32	1.14259	167.69
Retirement, Soc. Sec.-Twp.	0.02976	3.97	0.03048	4.47
Malden G.S.#84	3.55465	474.44	3.55134	521.19
Retirement - Imrf, Social Security	0.28440	37.96	0.27132	39.82
Princ.H.S.#500	1.93534	258.31	1.91719	281.37
Retirement - Imrf, Social Security	0.11266	15.04	0.12284	18.02
Ivcc J.C.#513	0.35675	47.61	0.36168	53.08
Social Security	0.00828	1.11	0.00902	1.32
La Moille Fire	0.21823	29.13	0.22180	32.55
Ber-West Mta#06	0.02300	3.07	0.02231	3.27
Bc Soil & Water Cons Dist	0.00176	0.23	0.00176	0.26
Total Real Estate Taxes	8.53648	1,139.36	8.55124	1,254.98

1st Installment Due 07/08/2015 for \$627.49

2nd Installment Due 09/02/2015 for \$627.49

Keep top part for your records

1	2014	
PIN 11-10-100-004	Bill # 25524	Taxes \$1,254.98
Owner Premiere Ptnrs 11 Limited		
1st Installment		
Due Date	07/08/2015	Tax Amount \$627.49
Late Payment Schedule		Interest \$0.00
if received on this date, pay this amount		Fees \$0.00
07/09 - 08/08	636.90	Prior Payments
08/09 - 09/08	646.31	Balance Due \$627.49
09/09 - 10/08	655.73	
10/09 or after	contact county	
Prior Forfeitures		
Prior Years Sold		

2	2014	
PIN 11-10-100-004	Bill # 25524	Taxes \$1,254.98
Owner Premiere Ptnrs 11 Limited		
2nd Installment		
Due Date	09/02/2015	Tax Amount \$627.49
Late Payment Schedule		Interest \$0.00
if received on this date, pay this amount		Fees \$0.00
09/03 - 10/02	636.90	Prior Payments
10/03 or after	contact county	Balance Due \$627.49
Prior Forfeitures		
Prior Years Sold		

Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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Make Payable To: Bureau County Collector

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Exceptions in Schedule B.

The Conditions, Requirements and Standard Exceptions on the next page.

This Commitment is not valid without Schedule A and Schedule B.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

PRELIMINARY TITLE REPORT

CONDITIONS

1. DEFINITIONS.

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS.

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) shown below are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown below
or
eliminate with our written consent any Exceptions shown in
Schedule B or the Standard Exceptions noted below.

We shall not be liable for more than the Policy Amount show in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Proper documentation to dispose of such exceptions as you wish deleted from Schedule B or the Standard Exceptions noted below.

STANDARD EXCEPTIONS

The following Standard Exceptions will be shown on your policy:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Easements, or claims of easements, not shown by the public records.
- (3) Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property..
- (4) Any lien, or right to lien, for services, labor, or other material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes, or special assessments, if any, not shown as existing liens by the public records.
- (6) Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

PRELIMINARY TITLE REPORT

First American Title Insurance Company

Chicago Metro Commercial Center

27775 Diehl Rd, Warrenville, IL 60555

Phone (866) 563 7707 / **Fax** (877) 315 1066 / **Email:** cmcc.il@firstam.com

To Schedule Closing: **Phone** (877) 295 4328 / **Email:** scheduling.il@firstam.com

ALTA Commitment

Schedule A

Reference:

File No.: 2673697A

1. **Effective Date: December 31, 2015**

2. **Policy or Policies to be issued:** **Amount:**

a. **ALTA Owner's Policy**

ALTA Std Owner Policy 1402.06 (2006)-N \$10,000.00

Proposed Insured:

To Be Determined

b. **ALTA Loan Policy**

ALTA Loan Policy

None None

Proposed Insured:

None

3. **The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:**

Premiere Partners II Limited Partnership

4. **The mortgage and assignments, if any, covered by this Commitment are described as follows:**

None

PRELIMINARY TITLE REPORT

5. The land referred to in this Commitment is described as follows:

Tract 1:

All that part of the Southeast Quarter of Section 9, Township 17 North, Range 10 East of the Fourth Principal Meridian that lies South and East of the Southeasterly right of way of U.S. Route Number 34, in Bureau County, Illinois.

Tract 2:

All that part of the Southwest Quarter of Section 10, Township 17 North, Range 10 East of the Fourth Principal Meridian that lies South and East of the Southeasterly right of way line of U.S. Route Number 34, except the following: Commencing at the Southwest corner of said Section 10; thence due East 1003.76 feet on the South line of said Section 10 to the Point of Beginning; thence due North 683.45 feet; thence due East 435.19 feet; thence due South 683.45 feet; thence due West 435.19 feet to the Point of Beginning, in Bureau County, Illinois.

Tract 3:

That part of the East Half of the Northwest Quarter of Section 10, Township 17 North, Range 10 East of the Fourth Principal Meridian described as follows: Beginning at the Southeast corner of the said Northwest Quarter; thence South 89 degrees 23 minutes 13 seconds West 1356.02 feet on the South line of the said Northwest Quarter to the Southwest corner of the East Half of the said Northwest Quarter; thence North 0 degrees 11 minutes 25 seconds West 1003.63 feet on the West line of the East Half of the said Northwest Quarter to the Southerly right of way of U.S. Route Number 34; thence on a curve bearing to the right an arc length of 253.33 feet, having a radius of 4267.28 feet, the chord of the aforesaid arc is North 51 degrees 16 minutes 50 seconds East 253.29 feet; thence North 89 degrees 14 minutes 29 seconds East 1161.89 feet on an existing fence line of occupation to the East line of the said Northwest Quarter; thence South 0 degrees 19 minutes 56 seconds West 1166.51 feet on the East line of the said Northwest Quarter to the point of beginning, in Bureau County, Illinois.

Peacock Farm
Princeton, IL

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

PRELIMINARY TITLE REPORT

ALTA Commitment

Schedule B

Part I

File No.: 2673697A

Schedule B of the policy or policies to be issued will contain the exceptions shown on the inside front cover of this Commitment and the following exceptions, unless same are disposed of to the satisfaction of the Company:

If any document referenced herein contains a covenant, condition or restriction violative of 42USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. General taxes and assessments for the year 2015, and subsequent years which are not yet due and payable.

Tax identification no.: 11-09-400-002
(Affects Tract 1)

Note for informational purposes 2014 taxes:

1st Installment in the amount of \$1,137.31 with a status of PAID. (Due Date 07/08/2015)
2nd Installment in the amount of \$1,137.31 with a status of PAID. (Due Date 09/02/2015)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2015, and subsequent years which are not yet due and payable.

Tax identification no.: 11-10-100-004
(Affects Tract 2)

PRELIMINARY TITLE REPORT

Note for informational purposes 2014 taxes:

1st Installment in the amount of \$627.49 with a status of PAID. (Due Date 07/08/2015)

2nd Installment in the amount of \$627.49 with a status of PAID. (Due Date 09/02/2015)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

9. General taxes and assessments for the year 2015, and subsequent years which are not yet due and payable.

Tax identification no.: 11-10-300-004

(Affects Tract 3)

Note for informational purposes 2014 taxes:

1st Installment in the amount of \$2,574.55 with a status of PAID. (Due Date 07/08/2015)

2nd Installment in the amount of \$2,574.55 with a status of PAID. (Due Date 09/02/2015)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

10. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
11. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
12. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of Bureau County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
13. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
 - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping February 23, 2011; and (ii) the Laws of the State of Illinois.
 - b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.
14. Dedication of right of way from Clement V. Field and Letitia B. Field to Department of Public Works and Buildings, Division of Highways, dated December 11, 1923, filed February 23, 1924 in Book 206, Page 177 as Document Number 188341, for highway purposes, and the terms and conditions contained therein.

PRELIMINARY TITLE REPORT

15. Easement for Utility as established by grant from C.V. Field to Illinois Power Company recorded as document 244793, in Book 284, page 204, and the terms and conditions thereof.

(affects - see document for exact location)
16. Easement in favor of Michigan-Wisconsin Pipe Line Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document 259772, in Book 308, page 155 on June 11, 1949, and the terms and conditions thereof.

(Affects - see document for exact location)
17. Easement in favor of Michigan-Wisconsin Pipe Line Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document 294732, in Book 379, page 71 on June 22, 1960, and the terms and conditions thereof.

(Affects - see document for exact location)
18. Easement in favor of General Telephone Company of Illinois for pole lines, conduits and maintenance purposes granted by document 80-3510, in Book 602, page 47, recorded on November 14, 1980, and the terms and conditions thereof.

(Affects - see document for exact location)
19. Well Agreement made by and between Rick Peacock and James W. Owens and Patricia A. Owens, dated May 2, 1991, filed May 8, 1991 in Book 745, Page 285 as Document Number 91-1705, and the terms, provisions and conditions contained therein.

Modification of the foregoing water well agreement made by and between Rick Peacock and James W. Owens and Patricia A. Owens, dated July 17, 1991, Filed July 30, 1991 in Book 748 at Page 899 as Document Number 91-3016.
20. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
21. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
22. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land.
23. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
24. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

NOTE for informational purposes: The final 2006 ALTA Policy issued will contain an arbitration provision. When the Amount of Insurance is \$2,000,000 or less, all arbitral matters in dispute shall be arbitrated at the option of either the Company or the Insured and will be the exclusive remedy available to the Parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

End of Schedule B - Part I

RV

PHOTOS

PHOTOS



PHOTOS





TUESDAY, FEBRUARY 16th at 5:00 PM

Bureau
County, IL



271 ±

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in
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Acres

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