



15 mi. south of Decatur • 15 mi. north of Shelbyville • 45 mi. southwest of Champaign

SHELBY COUNTY, ILLINOIS • Penn and Pickaway Townships

241.8±
Acres

OFFERED IN 3 TRACTS



ONLINE BIDDING
AVAILABLE

- Prime Farmland
- Well Drained
- Tile Maps Available
- Excellent Yields
- Drummer and Flanagan Soils



LAND AUCTION

TUESDAY, FEBRUARY 16 • 10:00 AM

Auction held at Macon Community Center, Macon, IL

INFORMATION BOOKLET



SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

DISCLAIMER:

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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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A wide-angle photograph of a large, flat agricultural field. The foreground is dominated by a dense, tangled mass of dry, brown crop residue, likely corn stalks and leaves, which has been tilled into the soil. The residue is piled up in a long, narrow strip that runs parallel to a path or furrow. Beyond this strip, the field is a vast expanse of dark, tilled soil, showing distinct rows of furrows that stretch towards the horizon. The sky is a pale, overcast grey, and the overall scene conveys a sense of a recently harvested and prepared field.

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

SHELBY COUNTY, ILLINOIS

241.8 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
241.8 Acres • Shelby 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:

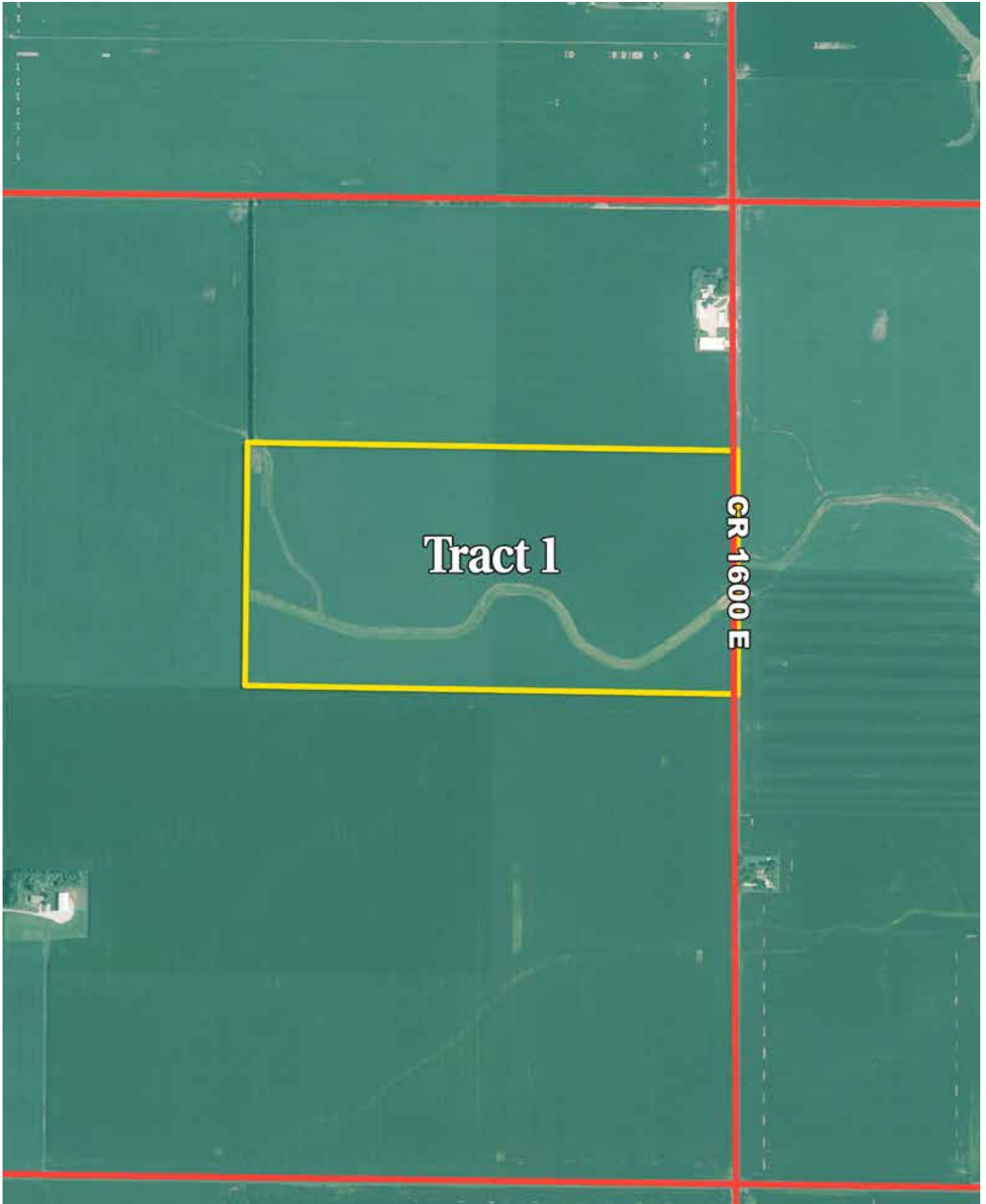
E-mail address of registered bidder: _____

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.

A wide-angle photograph of a vast, flat agricultural field. The foreground is covered in a dense layer of dry, brownish-grey crop residue, likely corn stalks, with some small green plants starting to emerge. The field extends to a flat horizon line. In the distance, on the right side, a white barn with a dark roof is visible among some trees. The sky is a clear, pale blue, suggesting a bright but slightly overcast day.

MAPS

AERIAL MAP



Tract 1

CR 1600 E

AERIAL MAP



CR 2600 N

CR 1300 E

Tract 3

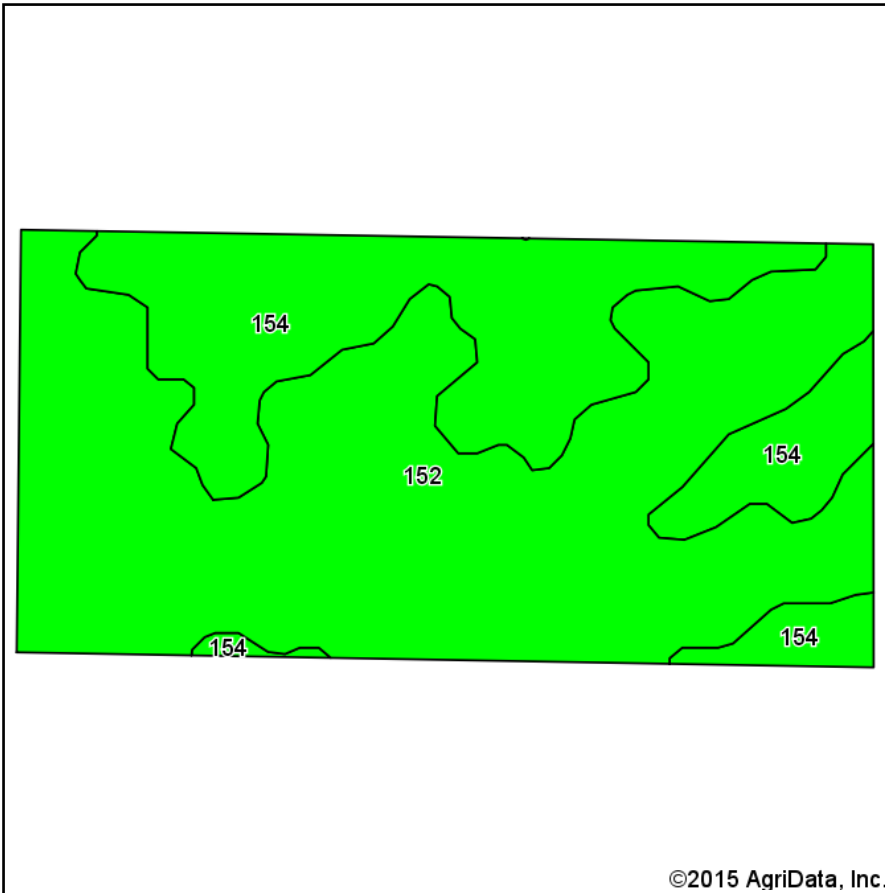
Tract 2

A wide-angle photograph of a large, flat agricultural field. The foreground is filled with dark, tilled soil and a thick layer of dry, brown crop residue, likely corn stalks. The field extends to a flat horizon under a pale, overcast sky. The text "SOIL INFORMATION" is overlaid in the center of the image.

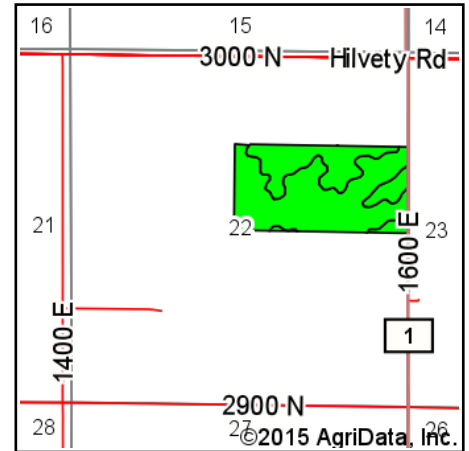
SOIL INFORMATION

SOIL MAP - TRACT 1

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Shelby**
 Location: **22-14N-3E**
 Township: **Penn**
 Acres: **80**
 Date: **12/21/2015**



Area Symbol: IL173, Soil Area Version: 12

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
152	Drummer silty clay loam, 0 to 2 percent slopes	52.54	65.7%		FAV	195	63	73	100	0	0.00	5.64	144
154	Flanagan silt loam	27.46	34.3%		FAV	194	63	77	102	0	0.00	5.90	144
Weighted Average						194.7	63	74.4	100.7	*-	0.00	5.73	144

Area Symbol: IL173, Soil Area Version: 12

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 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".

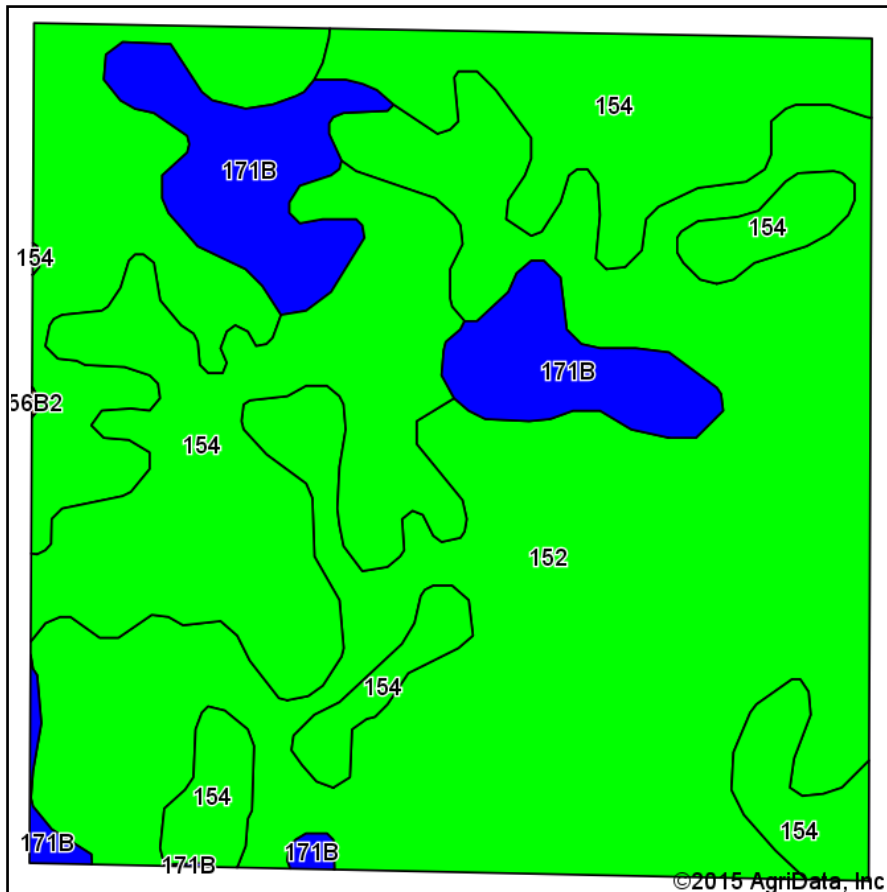
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

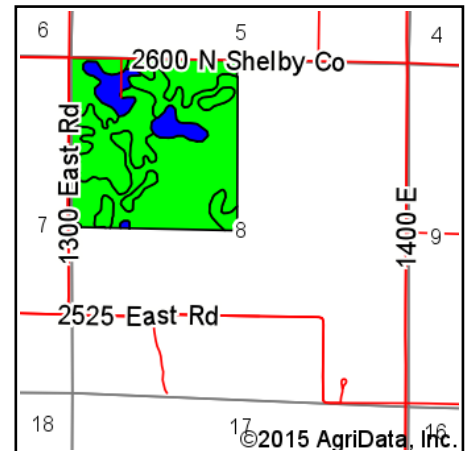
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

SOIL MAP - TRACTS 2 & 3

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Shelby**
 Location: **8-13N-3E**
 Township: **Pickaway**
 Acres: **160.6**
 Date: **12/21/2015**



Area Symbol: IL173, Soil Area Version: 12

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
152	Drummer silty clay loam, 0 to 2 percent slopes	94.38	58.8%		FAV	195	63	73	100	0	0.00	5.64	144
154	Flanagan silt loam	51.46	32.0%		FAV	194	63	77	102	0	0.00	5.90	144
**171B	Catlin silt loam, 2 to 5 percent slopes	14.76	9.2%		FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
Weighted Average						193.8	62.5	74.2	100.5	*-	0.62	5.20	143.4

Area Symbol: IL173, Soil Area Version: 12

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

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^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".

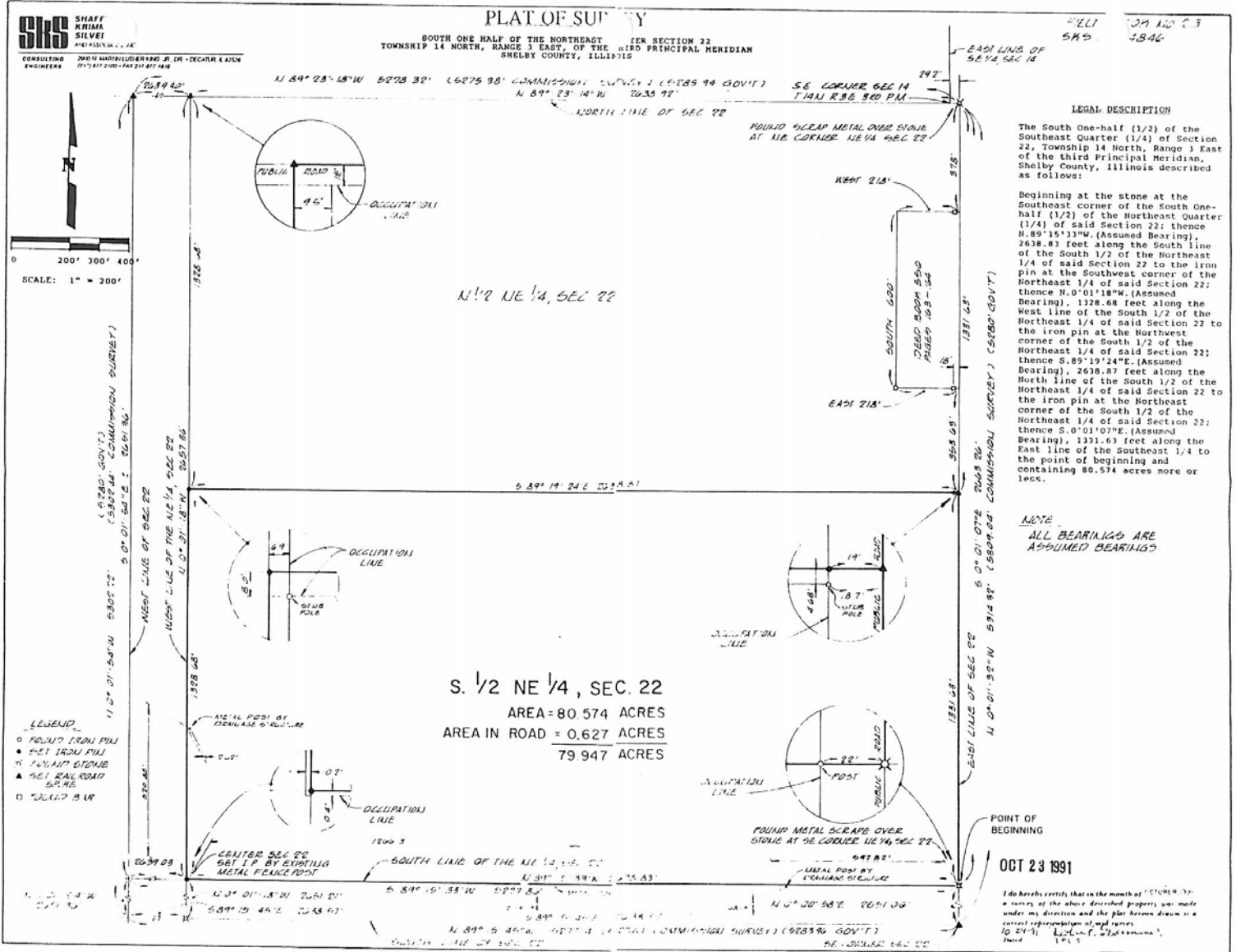
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



SURVEY

SURVEY



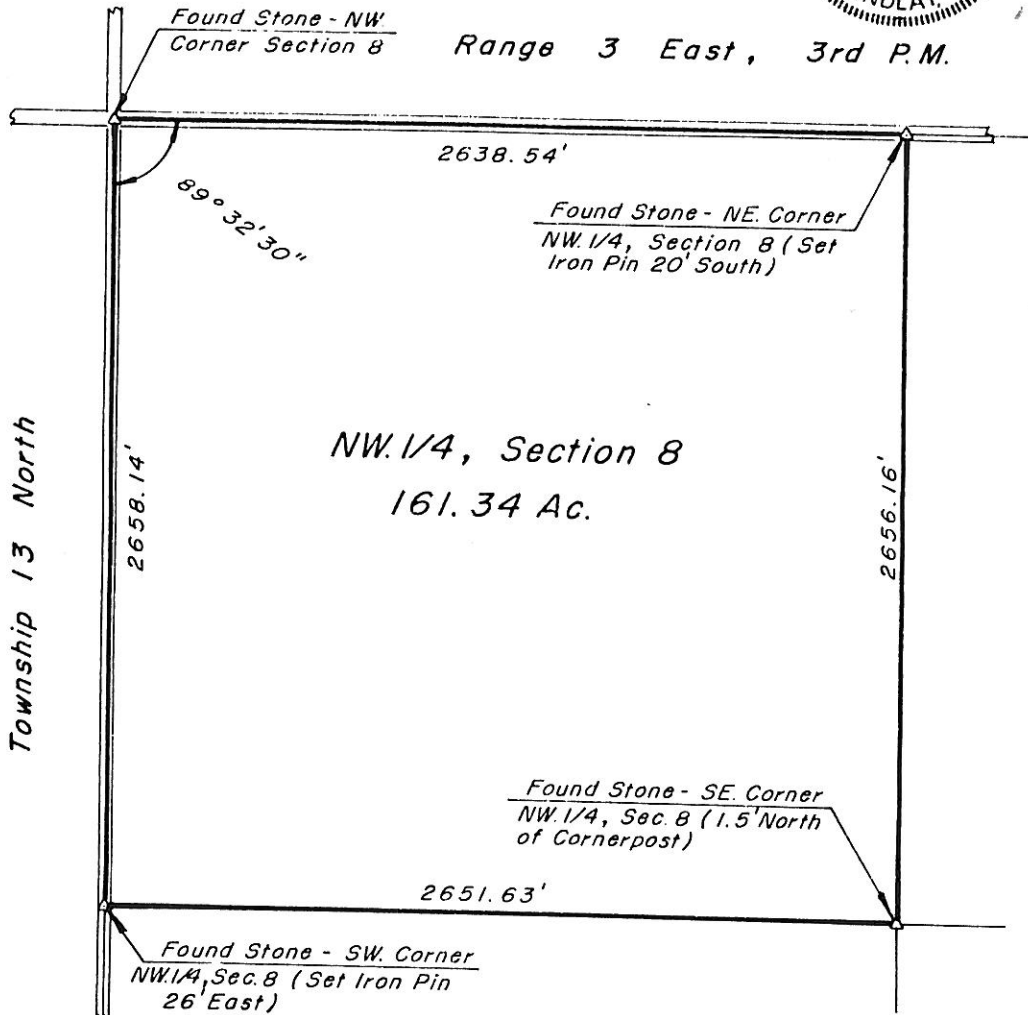
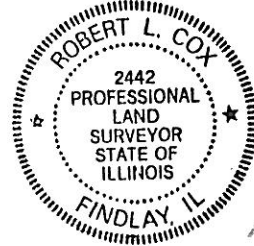
SURVEY

Robert L. Cox
Professional Land Surveyor
Findlay, Illinois

Plat of Survey

Fulk Farms, Inc. 65-91

The Northwest 1/4, of Section 8, Township 13 North, Range 3 East of the Third Principal Meridian, Shelby County, Illinois.



Surveyor's Certificate

I, Robert L. Cox, Illinois Professional Land Surveyor Number 2442, do hereby certify to: Premiere Partners II Limited Partnership, an Illinois limited partnership and Chicago Title Insurance Company, that this plat correctly represents the results of a survey performed by me on June 17, 1991, in accordance with state statutes governing survey work in the State of Illinois.

North

Scale: 1" = 500'

September 24, 1991

Robert L. Cox
Illinois Professional Land
Surveyor Number 2442

A wide, flat field of dry, brown grass and straw under a grey, overcast sky. The field extends to a flat horizon line. The text "YIELD HISTORY" is centered in the middle of the image in a bold, yellow, sans-serif font.

YIELD HISTORY

YIELD HISTORY

Yield History - Shelby Co. IL

Tract 1

80.57 Gross Acres

72.69 Tillable Acres

	<u>Corn</u>	<u>Soybeans</u>
2015	256.57	N/A
2014	N/A	74.00
2013	237.91	N/A
2012	N/A	39.65
2011	183.09	N/A
2010	N/A	65.04
2009	157.00	N/A

YIELD HISTORY

Yield History - Shelby Co. IL

Tracts 2 & 3

161.34 Gross Acres

160.36 Tillable Acres

	<u>Corn</u>	<u>Soybeans</u>
2015	N/A	65.60
2014	209.19	N/A
2013	204.69	N/A
2012	101.24	N/A
2011	149.27	N/A
2010	N/A	59.24
2009	162.95	N/A



TILE MAPS

TILE MAP - Tract 1 - 1985

YODER FARM DRAINAGE

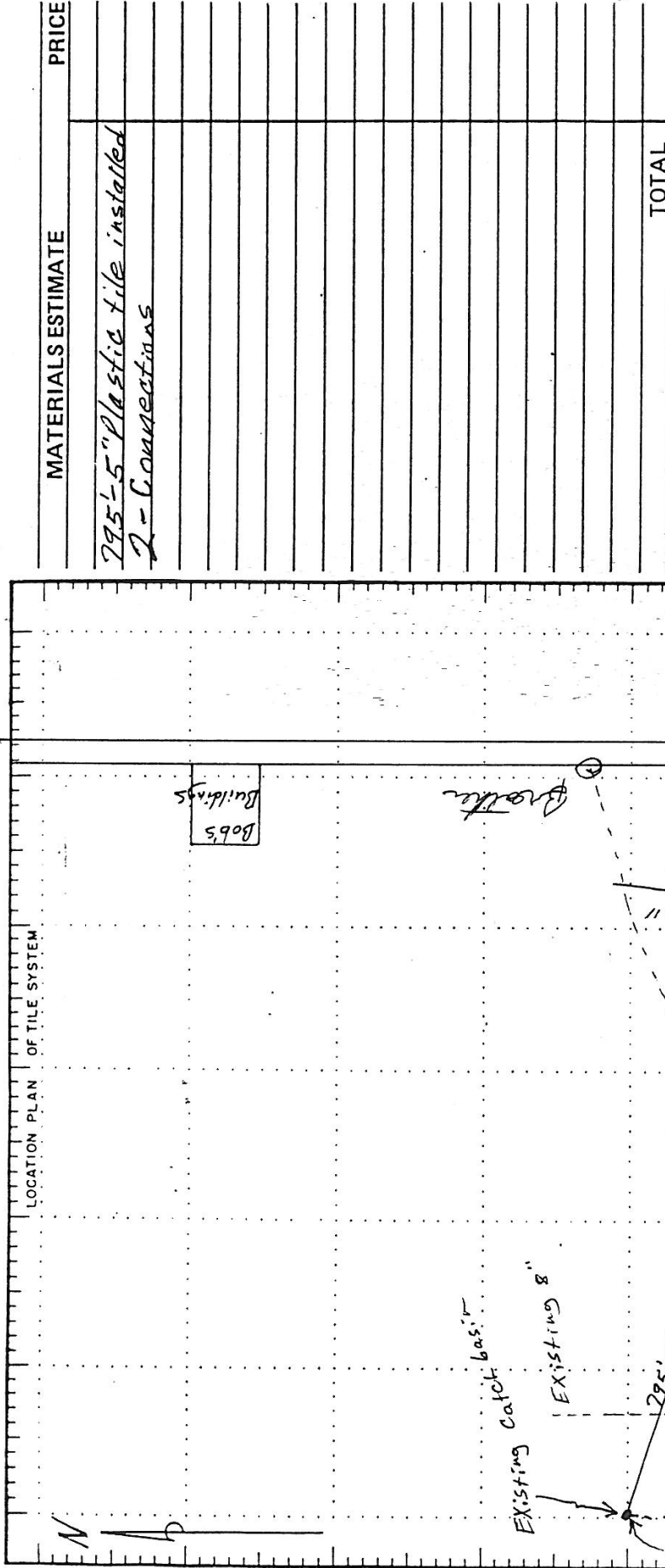
"Drainage Doesn't Cost It Pays"

RTE. 2, SULLIVAN, IL 61951
 PHONE (217) 728-7507
 ADLAI E. YODER & SONS

OWNER Daniels Farm COUNTY SHELBY STATE ILL. DATE 9/20/1985

LOCATION 40 Bob Boyer RR2 Bethany ILL. SEC. 22 COUNTY SHELBY STATE ILL. DATE 9/20/1985

PREPARED BY



TOTAL

LEGEND -

- Permanent Fence --- x x x x
- Proposed Tile Line --- o --- o
- Existing Tile Line --- o --- o
- Existing Shallow Ditch --- > --- >
- Existing Deep Ditch --- ||| --- |||

TILE MAP - Tract 1 - 1991



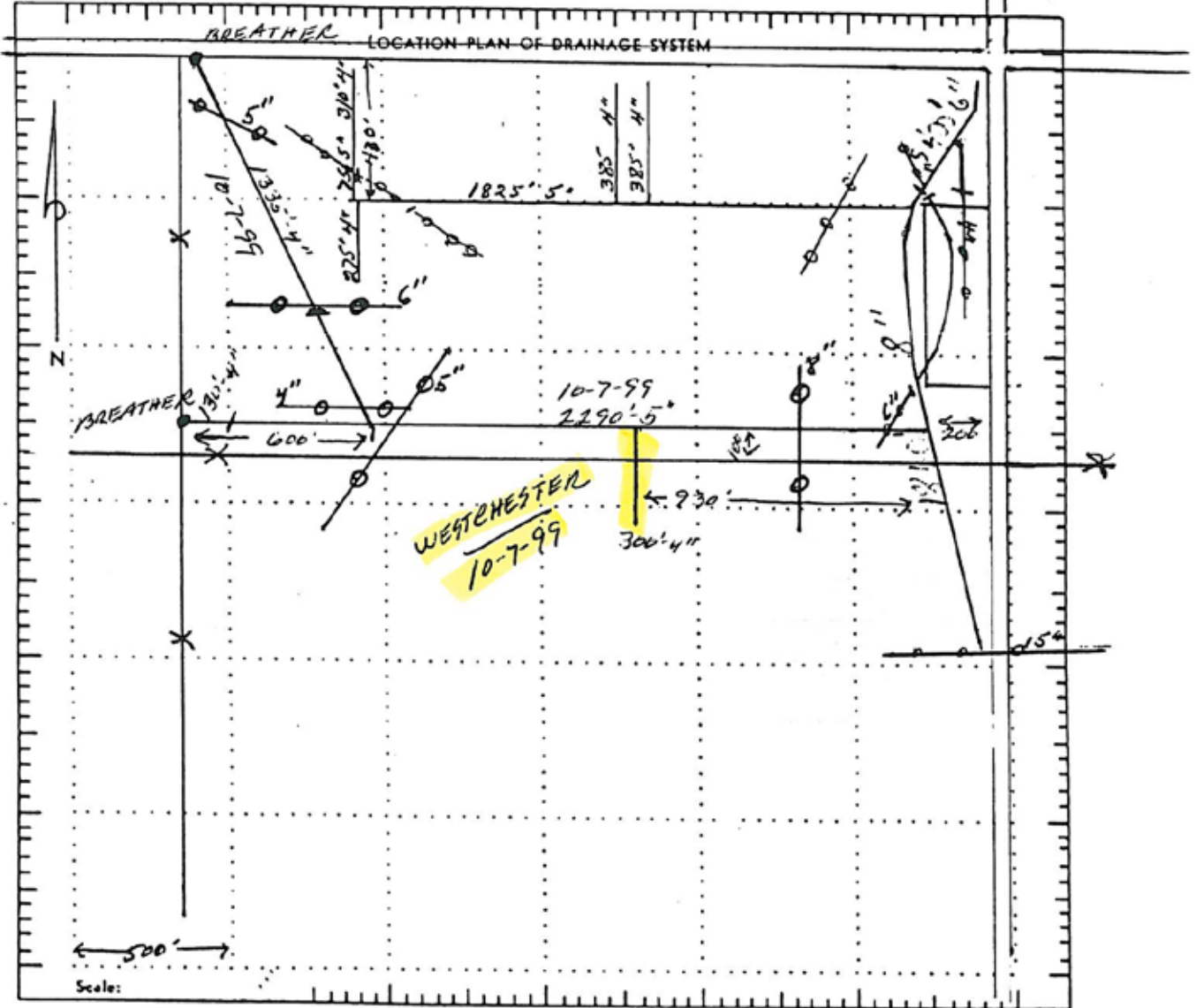
**Springfield
Plastics, inc.**

10 - 1447

4-4-91

The Supplier for Quality Drainage Materials

RURAL ROUTE 1, AUBURN, ILLINOIS 62615 • TELEPHONE 217 438-6167
IL TOLL FREE 800 252-3361



— LEGEND —

- Permanent Fence X X X X
- Existing Drain Line ... ○ ○ ○ ○
- Proposed Tile Line ... ○ ○ ○ ○

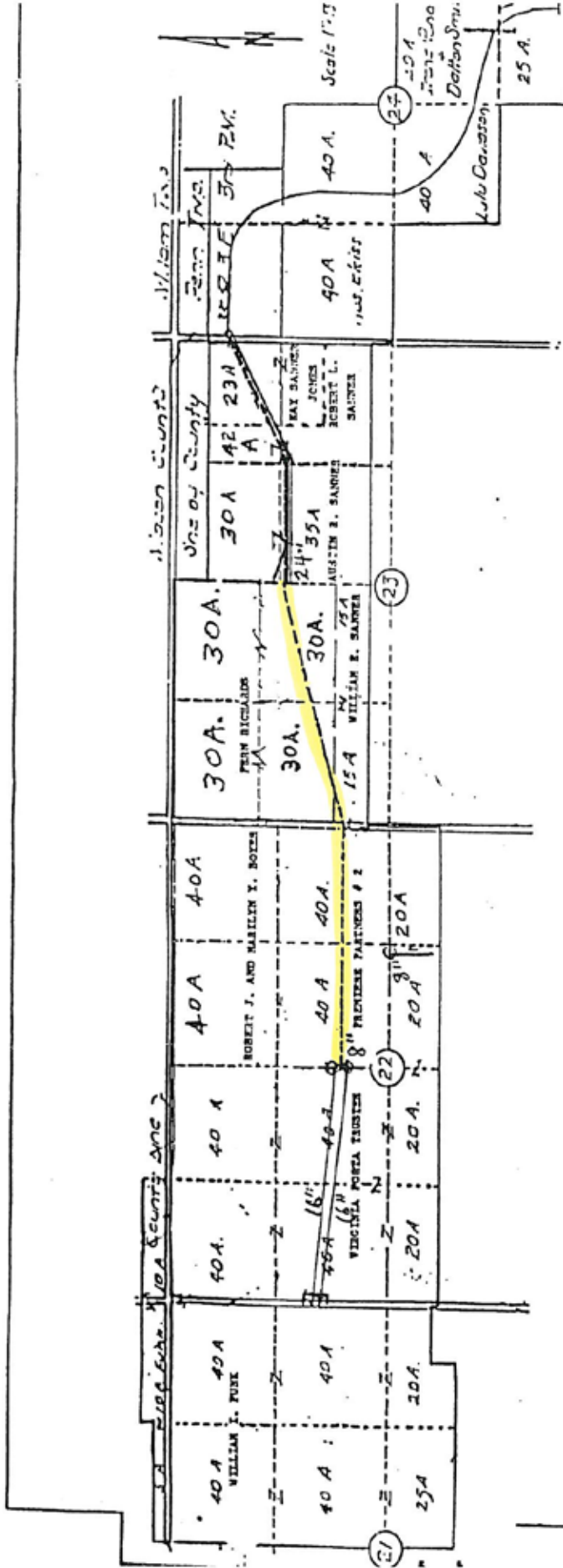
Spacing _____

OWNER BOB BOYER
 TOWNSHIP PENNA DATE 4/2/91
 SECTION 22 TOWN _____
 COUNTY SHELBY STATE IL
 Signed Paul Com. Inc
 Pe P a

MATERIAL NEEDS

MAIN 1860'-8" 310'-6"
HOOK UP HOUSE DRAIN 90'-6"
MAIN IS 57' WEST OF S-W CORNER
OF MACHINE SHED & 65' WEST
OF N-W CORNER

TILE MAP - Tract 1 - 1998



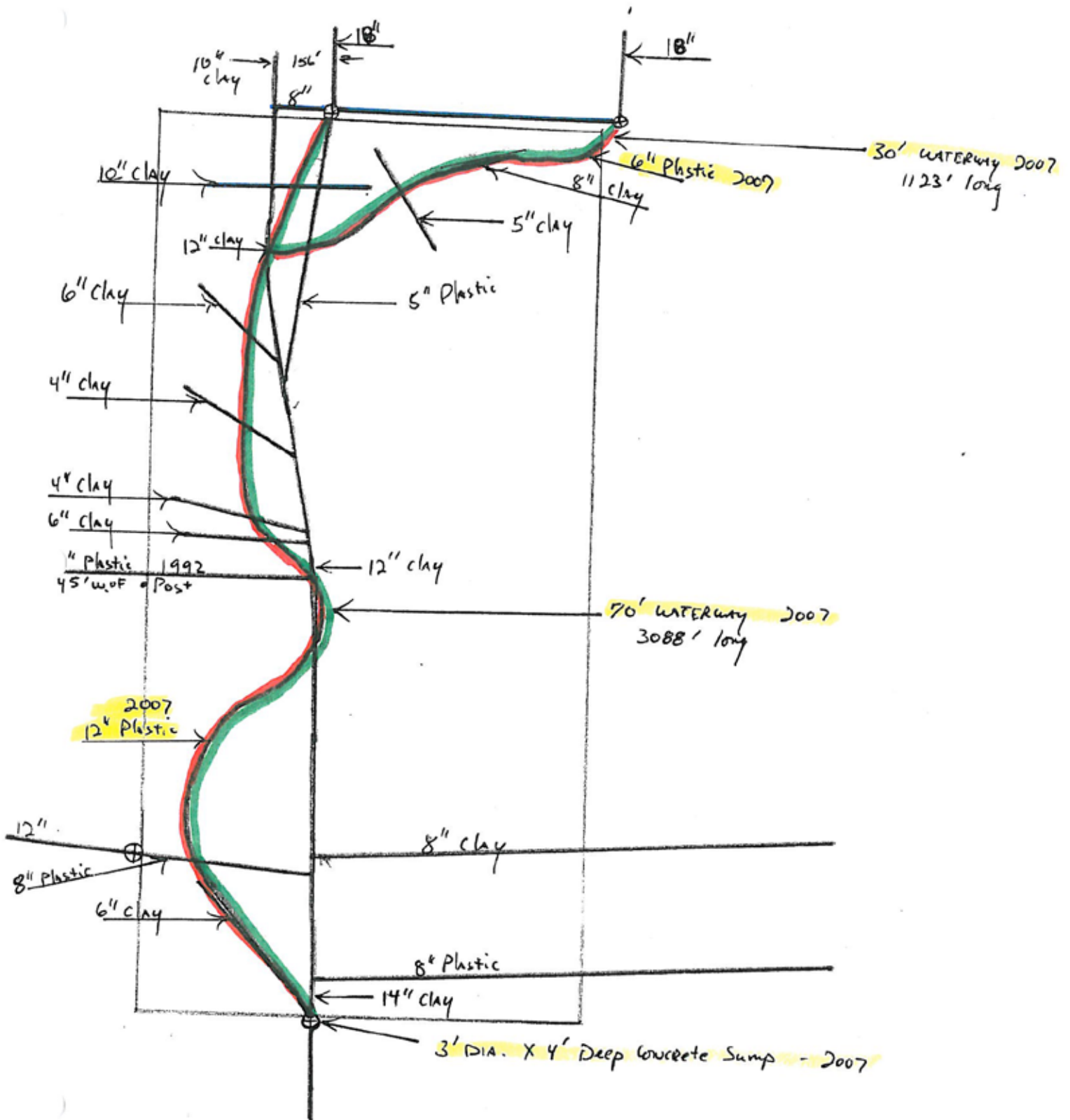
ALTERNATE PLAN UNION DRAINAGE DISTRICT NO. 1 SUB-DISTRICT NO. 2.

MILAN & PENN TOWNSHIPS
MILAN & SHELBY COUNTIES
State of Illinois.

Prepared by C.O. Brownlee, Reg. Professional Engineer
SHELBYVILLE, INDIANA JULY, 1997

- Legend:
- Sub-District Boundaries -----
 - Gov. Land Division Lines -----
 - Public Rights -----
 - Existing Drains -----
 - Proposed Drain -----
 - Proposed Capso Everts -----
 - Proposed Well -----

TILE MAP - Tract 1 - 2007





TILE MAP - Tract 1 - 2014

Ruot Contractors, Inc.

.808

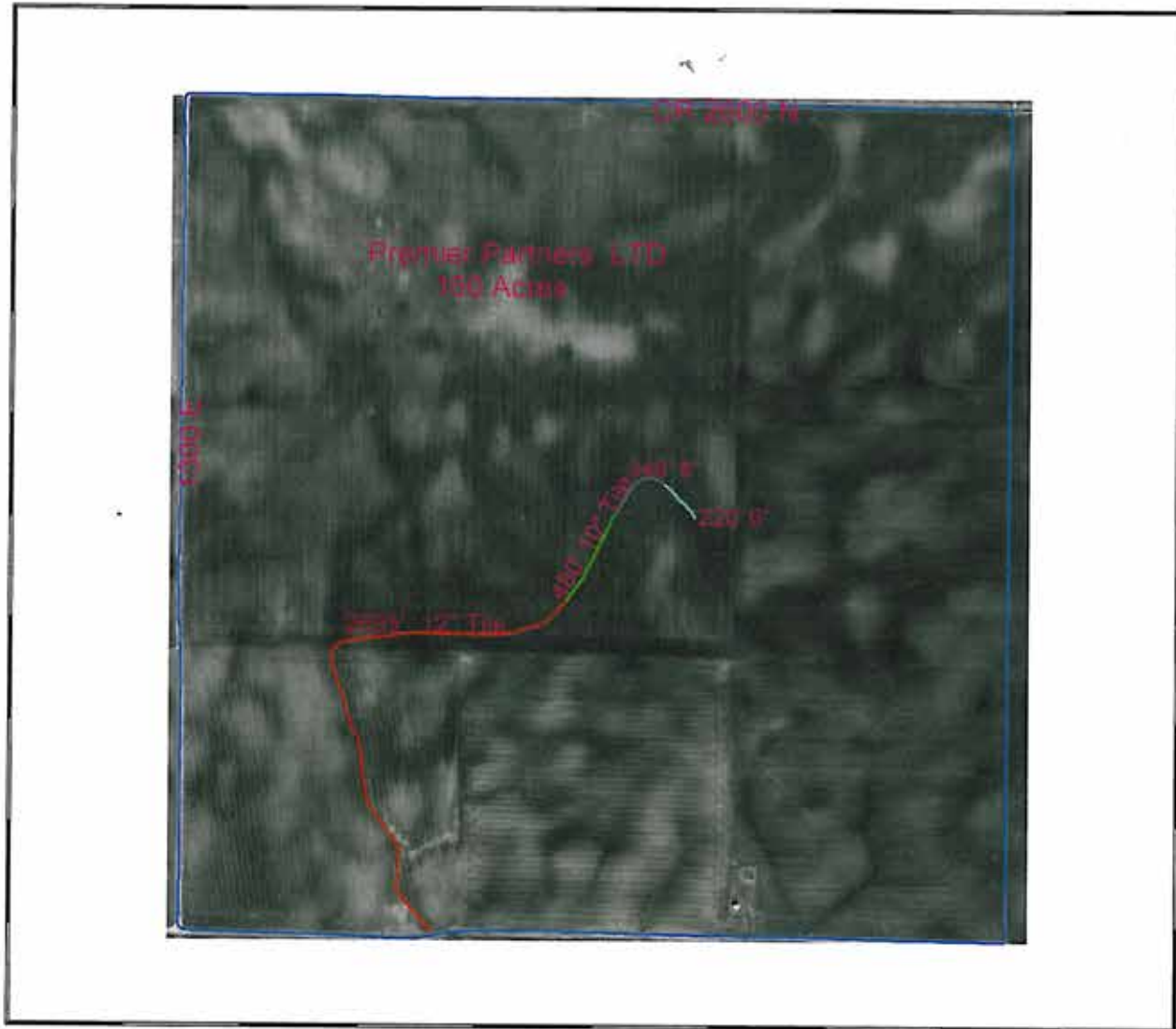
Client: Westchester PP2
Farm: Shelby County
Field: Penn-22
Name: 9-4-14



	Existing 9"	46.74 ft
	Existing 12"	83.24 ft
	Tile 10"	807.90 ft

TILE MAP - Tracts 2 & 3 - 2010

Owner: Premier Partners
Tenant: Leroy Fulk
Farm Management: Westchester Group
County: Shelby
Township: Pickaway
Section: 8
Date: Summer 2010



Projection: Universal Transverse Mercator
Datum: WGS Datum (1984)
Zone Number: 16
Hemisphere: North

Scale 1:10353
1000 ft

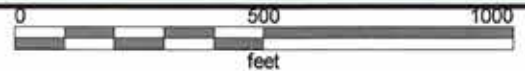


TILE MAP - 2014

Fulk - Shelby Farm



- 4" sw
- 6" sw
- Existing Tile



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• SEWER & WATER LINES • EQUIPMENT RENTALS
• BLACK & CLAY DIRT • DEMOLITION

Greg Yoder
cell: (217) 246-6192

Ph: (217) 728-1507
Fax: (217) 728-1501
1637 Jonathan Creek Rd., Southold, IL 61951

TILE MAP - 2014



A wide, flat field of dry, brown crop residue, likely corn stalks, stretching to a flat horizon under a clear, light blue sky. The ground is covered in a dense layer of dry, brown stalks and leaves, with some small clumps of green grass visible. The horizon is a straight line in the distance, with a few small, dark silhouettes of trees or structures. The overall scene is a vast, open agricultural landscape.

FSA INFORMATION

FSA INFORMATION

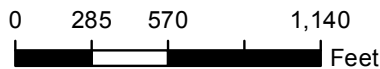


United States
Department of
Agriculture

Shelby County, Illinois



Common Land Unit CRP
clu_classification_code Tract Boundary
 Cropland



2015 Program Year
Map Created February 03, 2015

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

Tract Cropland Total: 78.37 acres

Farm 7910
Tract 6081

IL173_T6081

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

Form : FSA-156EZ



Program Year : 2015

Date : Sep 8, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 7910

County : SHELBY

Operator Name :

Farms Associated with Operator : 17-173-1555, 17-139-2185, 17-139-2528, 17-139-3355, 17-139-3573, 17-139-3574, 17-139-3825, 17-139-4120, 17-115-6313, 17-173-7361, 17-173-7910, 17-173-8941, 17-173-9581

CRP contract numbers : 1841

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.37	78.37	78.37	0.00	0.00	5.68	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	72.69	0.00	0.00	No	No	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
	CORN, SOYBN	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	39.70	0.00	0	164	
Soybeans	33.00	5.70	0	47	

TOTAL **72.70** **5.70**

NOTES

State : ILLINOIS

Farm Number : 7910

County : SHELBY

Tract Number : 6081

Description : J1 22N PENN TWP T14N R3E

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : PREMIERE PARTNERS II LTD PRTSHP

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.37	78.37	78.37	0.00	0.00	5.68	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	72.69	0.00	0.00	0.00	0.00

FSA INFORMATION

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Sep 8, 2015

Abbreviated 156 Farm Record

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Corn	39.70	0.00	0	164
Soybeans	33.00	5.70	0	47
TOTAL	72.70	5.70		

NOTES

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FSA INFORMATION



United States
Department of
Agriculture

Shelby County, Illinois






Common Land Unit

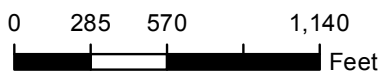
clu_classification_code

 Cropland

Wetland Determination Identifiers

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

Tract Boundary



2015 Program Year

Map Created February 03, 2015

Farm **5421**

Tract **6191**

Tract Cropland Total: 160.36 acres

IL173_T6191

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

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Sep 8, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : ILLINOIS

Farm Number : 5421

County : SHELBY

Operator Name :

Farms Associated with Operator : 17-115-223, 17-139-288, 17-021-1869, 17-021-1870, 17-021-1872, 17-115-3671, 17-115-3913, 17-115-3952, 17-021-4064, 17-173-5421, 17-115-5543, 17-115-5745, 17-115-5926, 17-115-6588, 17-115-6589, 17-115-7127, 17-021-8039, 17-021-8040, 17-135-8387, 17-021-9064

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.36	160.36	160.36	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	160.36	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
	CORN, SOYBN	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	119.32	0.00	0	176	
Soybeans	39.78	0.00	0	45	
TOTAL	159.10	0.00			

NOTES

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State : ILLINOIS

Farm Number : 5421

County : SHELBY

Tract Number : 6191

Description : I3 80 PICKAWAY TWP T13N R3E

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : PREMIERE PARTNERS II LTD PRTSHP

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.36	160.36	160.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	160.36	0.00	0.00	0.00	0.00	

FSA INFORMATION

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Sep 8, 2015

Abbreviated 156 Farm Record

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	119.32	0.00	0	176
Soybeans	39.78	0.00	0	45
TOTAL	159.10	0.00		

NOTES

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

CRP INFORMATION

In November of 2007, 5.7 acres on Tract 1 were enrolled in the Conservation Reserve Program for a contract period of 10 years. This 5.7 acres consists of the water way running through the property with 3 more years remaining on the contract. The buyer will assume this contract and receive the last 3 years of payments.

We have included just the first page of the contract in this booklet. Contact the Auction Company for additional information.

CRP INFORMATION

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 17 173 7	2. SIGN-UP NUMBER 36
	3. CONTRACT NUMBER 1841	4. ACRES FOR ENROLLMENT 5.7
7. COUNTY OFFICE ADDRESS (Include Zip Code): Shelby County FSA Office 111 North Cedar St Suite 3 Shelbyville IL 62565 1295	5. FARM NUMBER 7910	6. TRACT NUMBER(S) T-6081
	6. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 01/01/2008 09/30/2018
TELEPHONE NUMBER (Include Area Code): (217) 774-5561		

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

10A. Rental Rate Per Acre	\$ 194.80	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$ 1110.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$ 830.00	T-6081	2	CP8A	5.7	13,990
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS						
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Boyer Farms RR 2 Box 67 Bethany IL 61914	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER: 0018	(4) SIGNATURE <i>[Signature]</i> DATE (MM-DD-YYYY) 10-4-07			
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Premiere Partners II Ltd Partshp PO Box 3009 Champaign IL 61826	(2) SHARE 0 %	(3) SOCIAL SECURITY NUMBER: 4956	(4) SIGNATURE <i>[Signature]</i> DATE (MM-DD-YYYY) 10-17-07			
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE DATE (MM-DD-YYYY)			

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 12-19-07
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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



COUNTY INFORMATION

Tax Bills

COUNTY INFORMATION - Tract 1

Shelby County

Debra S. Ramey
PO Box 326
Shelbyville, IL 62565
(217)774-3841

2014 Real Estate Taxes (payable in 2015)

Please read the instructions on the back of the bill. It contains information on exemptions, payment options, payment procedures, and interest penalty.

1302-22-00-200-005
PREMIERE PARTNERS II
C/O WESTCHESTER FARM MGT
STE L
2004 FOX DR
CHAMPAIGN, IL 61820-7346

Daniel

Owner	Premiere Partners II			
Site Location				
Township	Penn	Bill #	3624	
Tax Code	13003	Use Code	0021	Acres
Sec/Lot	22	Twp	14N	Range
Legal Desc	S22 T14N R3E S 1/2 NE 80 AC			

Valuation	
Land Lot	0
Buildings	0
	0
State Factor	0.96580
State Equalized	0
Farm Land	46,398
Farm Bldg	0
State Equalized Value	46,398
Fair Market Value (non-farm)	0
1977 Equalized Value	0
Exemptions	
Home Improvement	0
Owner Occupied	0
Homestead	0
Disabled Veteran	0
Senior Freeze	0
Net Taxable Value	46,398

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Shelby County	1.01834	429.55	1.00090	464.41
Social Security, I. M. R. F.	0.24605	103.79	0.23744	110.17
County Ambulance	0.01973	8.32	0.01938	8.99
Lakeland Jr College	0.53162	224.23	0.54199	251.47
Social Security	0.00246	1.04	0.00592	2.75
Marrowbone Library	0.31383	132.37	0.30489	141.46
Rural/Ridge/Pway/Flat Br/Penn	0.01260	5.31	0.01190	5.52
Penn Township	0.25841	109.00	0.24020	111.45
Penn Road	0.53596	226.07	0.49817	231.14
Okaw Valley Unit #302	4.31713	1,820.97	4.29514	1,992.86
Social Security, I. M. R. F.	0.23526	99.23	0.21915	101.68
Total Real Estate Taxes	7.49139	3,159.88	7.37508	3,421.90
Union 1 Penn-Milan	0.00000	0.00	0.00000	0.00
	7.49139	3,159.88	7.37508	3,421.90

1st Installment Due 07/10/2015 for \$1,710.95

2nd Installment Due 09/04/2015 for \$1,710.95

Keep top part for your records

1	2014				
PIN	1302-22-00-200-005	Bill #	3624	Taxes	\$3,421.90
Owner	Premiere Partners II				
1st Installment					
Due Date	07/10/2015	Tax Amount	\$1,710.95		
		Interest	\$0.00		
		Fees	\$0.00		
		Prior Payments			
		Balance Due	\$1,710.95		
Late Payment Schedule					
If received on this date...pay this amount					
07/11 - 08/10		1,736.61			
08/11 - 09/10		1,762.28			
09/11 - 10/10		1,787.94			
10/11 - 11/10		1,813.61			
11/11 or after		contact county			
		Prior Forfeitures			
		Prior Years Sold			

2	2014				
PIN	1302-22-00-200-005	Bill #	3624	Taxes	\$3,421.90
Owner	Premiere Partners II				
2nd Installment					
Due Date	09/04/2015	Tax Amount	\$1,710.95		
		Interest	\$0.00		
		Fees	\$0.00		
		Prior Payments			
		Balance Due	\$1,710.95		
Late Payment Schedule					
If received on this date...pay this amount					
09/05 - 10/04		1,736.61			
10/05 - 11/04		1,762.28			
11/05 or after		contact county			
		Prior Forfeitures			
		Prior Years Sold			

Make Payable to: Shelby County Treasurer

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount	
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Make Payable to: Shelby County Treasurer

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount	
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COUNTY INFORMATION - Tracts 2 & 3

Shelby County

Debra S. Ramey
PO Box 326
Shelbyville, IL 62565
(217)774-3841

2014 Real Estate Taxes (payable in 2015)

Please read the instructions on the back of the bill. It contains information on exemptions, payment options, payment procedures, and interest penalty.

1404-08-00-100-001
PREMIERE PARTNERS II
C/O WESTCHESTER FARM MGT
STE L
2004 FOX DR
CHAMPAIGN, IL 61820-7346

Full

Owner	Premiere Partners II				
Site Location					
Township	Pickaway	Bill #	3625		
Tax Code	14006	Use Code	0021	Acres	160.000
Sec/Lot	8	Twp	13N	Range	3E
Legal Desc	S8 T13N R3E NW 160 AC				

Valuation	
Land Lot	0
Buildings	0
	0
State Factor	0.96580
State Equalized	0
Farm Land	88,778
Farm Bldg	0
State Equalized Value	88,778
Fair Market Value (non-farm)	0
1977 Equalized Value	0
Exemptions	
Home Improvement	0
Owner Occupied	0
Homestead	0
Disabled Veteran	0
Senior Freeze	0
Net Taxable Value	88,778

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Shelby County	1.01834	821.88	1.00090	888.57
Social Security, I. M. R. F.	0.24605	198.58	0.23744	210.80
County Ambulance	0.01973	15.92	0.01938	17.21
Moweaqua Fire	0.19088	154.06	0.18655	165.62
Richland Jr. College	0.48950	395.07	0.49243	437.17
Moweaqua Library	0.16670	134.54	0.16235	144.13
Social Security	0.00614	4.96	0.00631	5.60
Rural/Ridge/Pway/Flat Br/Penn	0.01260	10.17	0.01190	10.56
Pickaway Township	0.32867	265.26	0.30348	269.42
Social Security	0.02629	21.22	0.02427	21.55
Pickaway Road	0.48196	388.98	0.44503	395.09
Central A & M Unit #21	4.51552	3,644.38	4.56530	4,052.99
Social Security, I. M. R. F.	0.18605	150.16	0.14726	130.73
Total Real Estate Taxes	7.68843	6,205.18	7.60260	6,749.44

1st Installment Due 07/10/2015 for \$3,374.72

2nd Installment Due 09/04/2015 for \$3,374.72

Keep top part for your records

1
2014

PIN	1404-08-00-100-001	Bill #	3625	Taxes	\$6,749.44
Owner	Premiere Partners II				
1st Installment					
Due Date	07/10/2015	Tax Amount	\$3,374.72		
		Interest	\$0.00		
		Fees	\$0.00		
Late Payment Schedule		Prior Payments			
if received on this date...pay this amount		Balance Due	\$3,374.72		
07/11 - 08/10	3,425.34				
08/11 - 09/10	3,475.96				
09/11 - 10/10	3,526.58				
10/11 - 11/10	3,577.20				
11/11 or after	contact county				
		Prior Forfeitures			
		Prior Years Sold			

2
2014

PIN	1404-08-00-100-001	Bill #	3625	Taxes	\$6,749.44
Owner	Premiere Partners II				
2nd Installment					
Due Date	09/04/2015	Tax Amount	\$3,374.72		
		Interest	\$0.00		
		Fees	\$0.00		
Late Payment Schedule		Prior Payments			
if received on this date...pay this amount		Balance Due	\$3,374.72		
09/05 - 10/04	3,425.34				
10/05 - 11/04	3,475.96				
11/05 or after	contact county				
		Prior Forfeitures			
		Prior Years Sold			

detach here

Make Payable to: Shelby County Treasurer

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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Make Payable to: Shelby County Treasurer

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Payment Amount
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A wide-angle photograph of a harvested cornfield. The foreground and middle ground are filled with a dense layer of dry, brown corn stalks and husks, scattered across the field. In the background, a flat horizon line separates the field from a pale, overcast sky. A few distant structures, possibly farm buildings or industrial equipment, are visible on the horizon. The overall scene is desaturated and has a muted, earthy color palette.

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 shown 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.: 2715894

1. **Effective Date: July 29, 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 Furnished

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

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

The Northwest Quarter of Section 8, Township 13 North, Range 3 East of the Third Principal Meridian, in Shelby County, Illinois.

Daniel Farm
Moweaqua, IL

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

PRELIMINARY TITLE REPORT

ALTA Commitment

Schedule B

Part I

File No.: 2715894

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.: 1404-08-00-100-001

Note for informational purposes 2014 taxes:

1st Installment in the amount of \$3,374.72 with a status of PAID. (Due Date 07/10/2015)

2nd Installment in the amount of \$3,374.72 with a status of PAID. (Due Date 09/04/2015)

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

8. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.

PRELIMINARY TITLE REPORT

9. 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.
10. 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 Shelby 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).
11. 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.
12. Easement in favor of Shelby Electric Cooperative for pole lines, conduits and maintenance purposes granted in Book 278, Page 227, recorded on June 21, 1939, and the terms and conditions thereof.

(Affects - see document for exact location)
13. Easement in favor of Shelby Electric Cooperative for pole lines, conduits and maintenance purposes granted in Book 278, Page 228, recorded on June 21, 1939, and the terms and conditions thereof.

(Affects - see document for exact location)
14. 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.
15. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
16. 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.
17. 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.
18. 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>.

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.

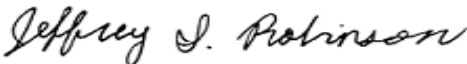
The Conditions, Requirements and Standard Exceptions on the next page.

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 shown 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.: 2715919

1. **Effective Date: July 29, 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

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

The South Half of the Northeast Quarter of Section 22, Township 14 North, Range 3 East of the Third Principal Meridian, in Shelby County, Illinois.

Fulk Farm
Moweaqua, IL

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

PRELIMINARY TITLE REPORT

ALTA Commitment

Schedule B

Part I

File No.: 2715919

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.: 1302-22-00-200-005

Note for informational purposes 2014 taxes:

1st Installment in the amount of \$1,710.95 with a status of PAID. (Due Date 07/10/2015)

2nd Installment in the amount of \$1,710.95 with a status of PAID. (Due Date 09/04/2015)

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

8. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.

PRELIMINARY TITLE REPORT

9. 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.
10. 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 Shelby 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).
11. 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.
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14. 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.
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End of Schedule B - Part I

RV

PHOTOS



PHOTOS

TRACT 1



TRACT 1



PHOTOS

TRACTS 2 & 3



TRACTS 2 & 3



TRACTS 2 & 3



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

