

Iroquois County, IL

MAJOR LAND

- 273 Acres Productive Tillable Land
- 40 Acres Wooded Recreational Land
- Northeast of Watseka, IL
- West of Morocco, IN



313[±]
acres

offered in 7 Tracts

*Buyer to receive
\$150 credit
per tillable acre
at closing!*

**INFORMATION
BOOKLET**

AUCTION



ONLINE BIDDING
AVAILABLE

800-451-2709
SchraderAuction.com

TUESDAY, JUNE 11
at 6:00 pm CST

Auction held at St. Mary's Hall, 306 St. Charles, Beaverville, IL

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: Bridgeman Family Farm, Inc. and The Bridgeman Trust
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

TUESDAY, JUNE 11, 2019

313 ACRES – IROQUOIS COUNTY, ILLINOIS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, June 4, 2019.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

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
313± Acres • Iroquois County, Illinois
Tuesday, June 11, 2019

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

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, June 11, 2019 at 6:00 PM.
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 via wire transfer on the next business day 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 is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number 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, June 4, 2019**. 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.

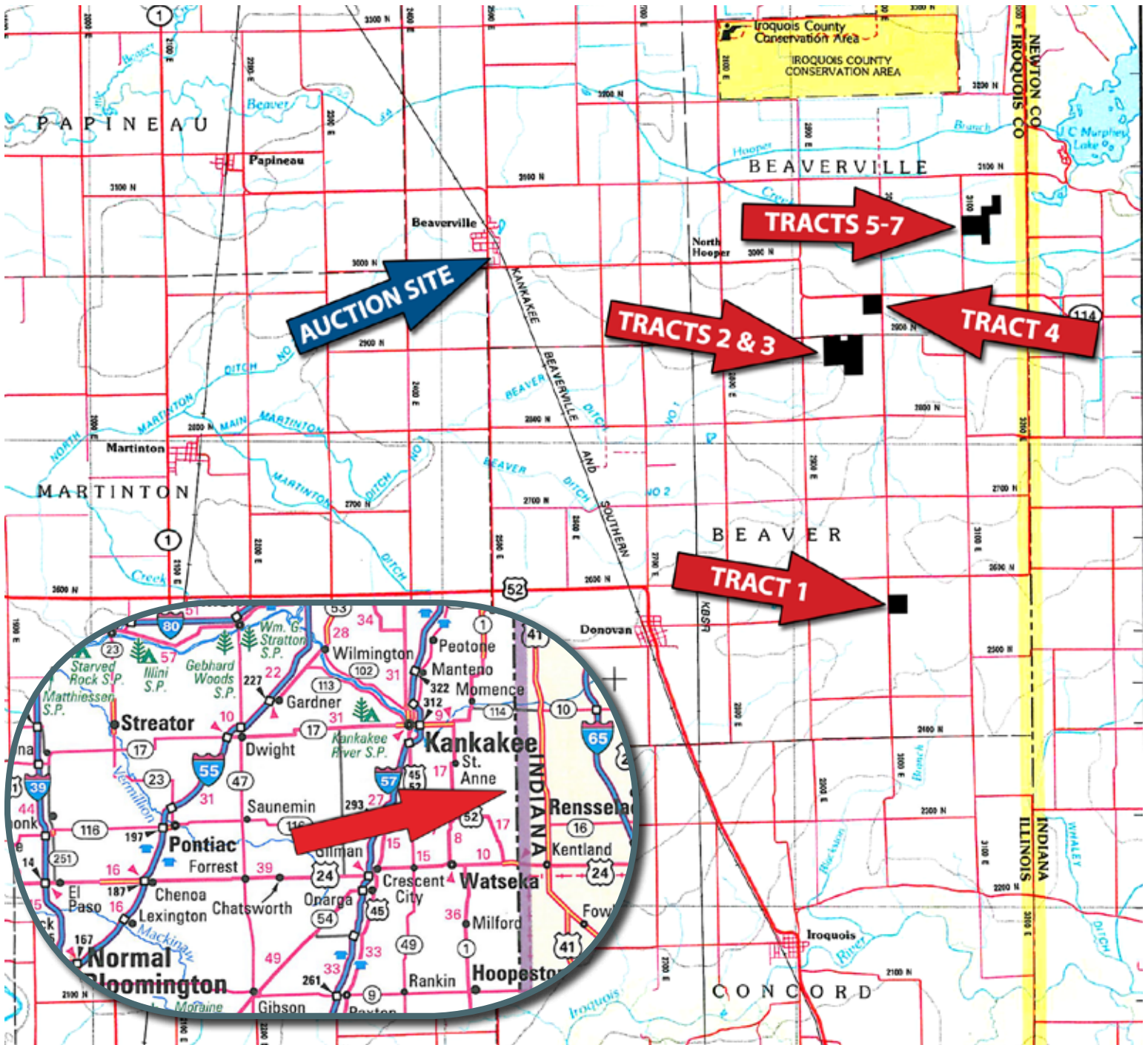
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



AUCTION LOCATION: St. Mary's Hall, 306 St. Charles, Beaverville, IL. 4 miles north of US 52 on CR 2500 E.

PROPERTY LOCATIONS:

TRACT #1: From the intersection of US 24 & US 52 (Approx. 8 miles east of Watseka, IL or 2 miles west of the Indiana line) take US 52 northwest 8 miles to CR 2600 N (US 52 turns due west) and take CR 2600 N east 3 miles to CR 3000 E then south ¼ mile to the property.

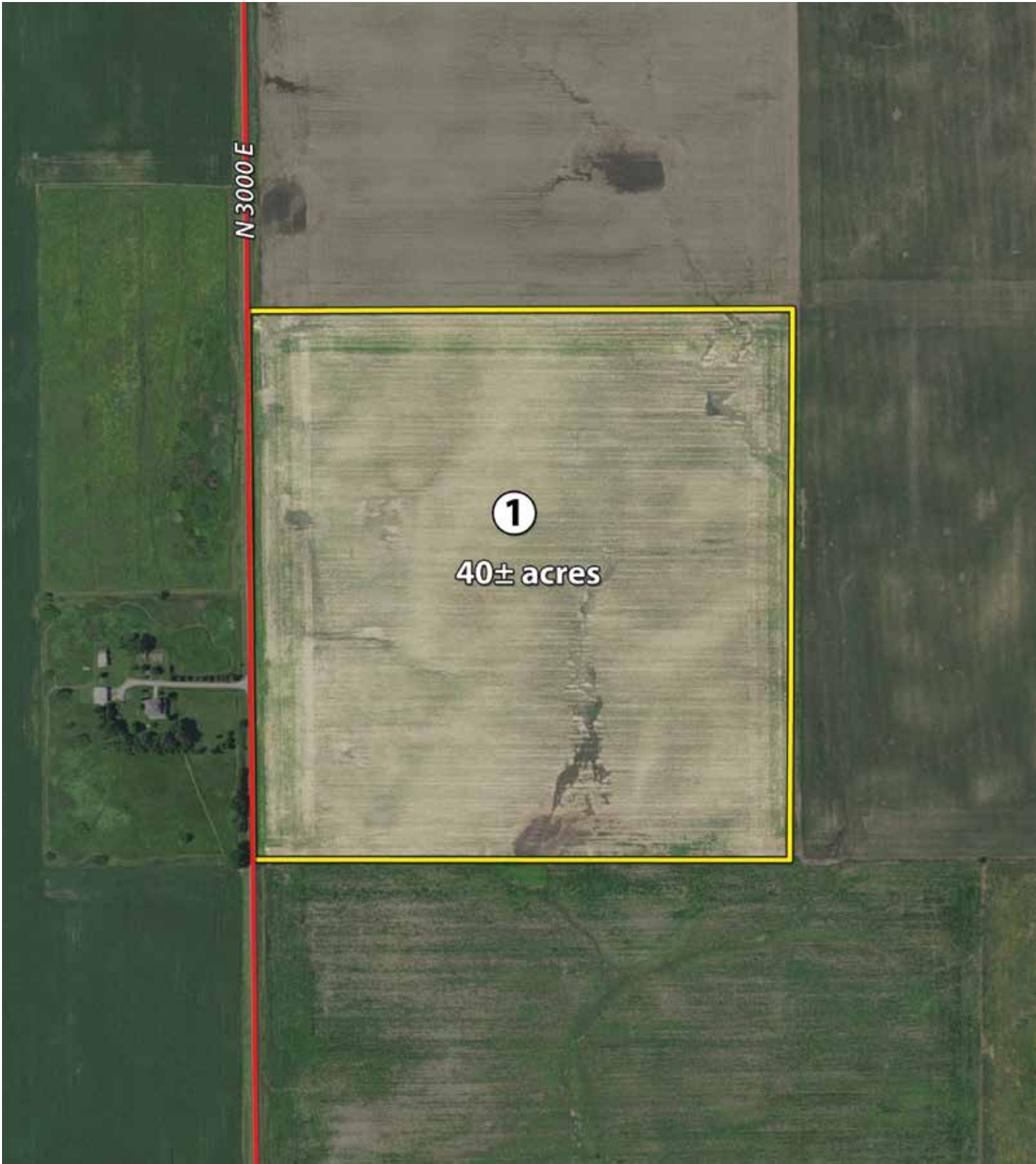
TRACT #2 & #3: From Tract #1 take CR 3000 E north 3 miles to CR 2900 N then west ¼ mile to the property.

TRACT #4: From Tracts #2 & #3 take CR 2900 N east to CR 3000 E and go north ¼ mile to the property located on the corner of CR 3000 E and CR 2950 N.

TRACTS #5, #6 & #7: From Tract #4 (the intersection of CR 3000 E and CR 2950 N) take CR 2950 N east 1 mile to CR 3100 E then north ¾ mile to the property.

AERIAL MAPS

TRACT 1



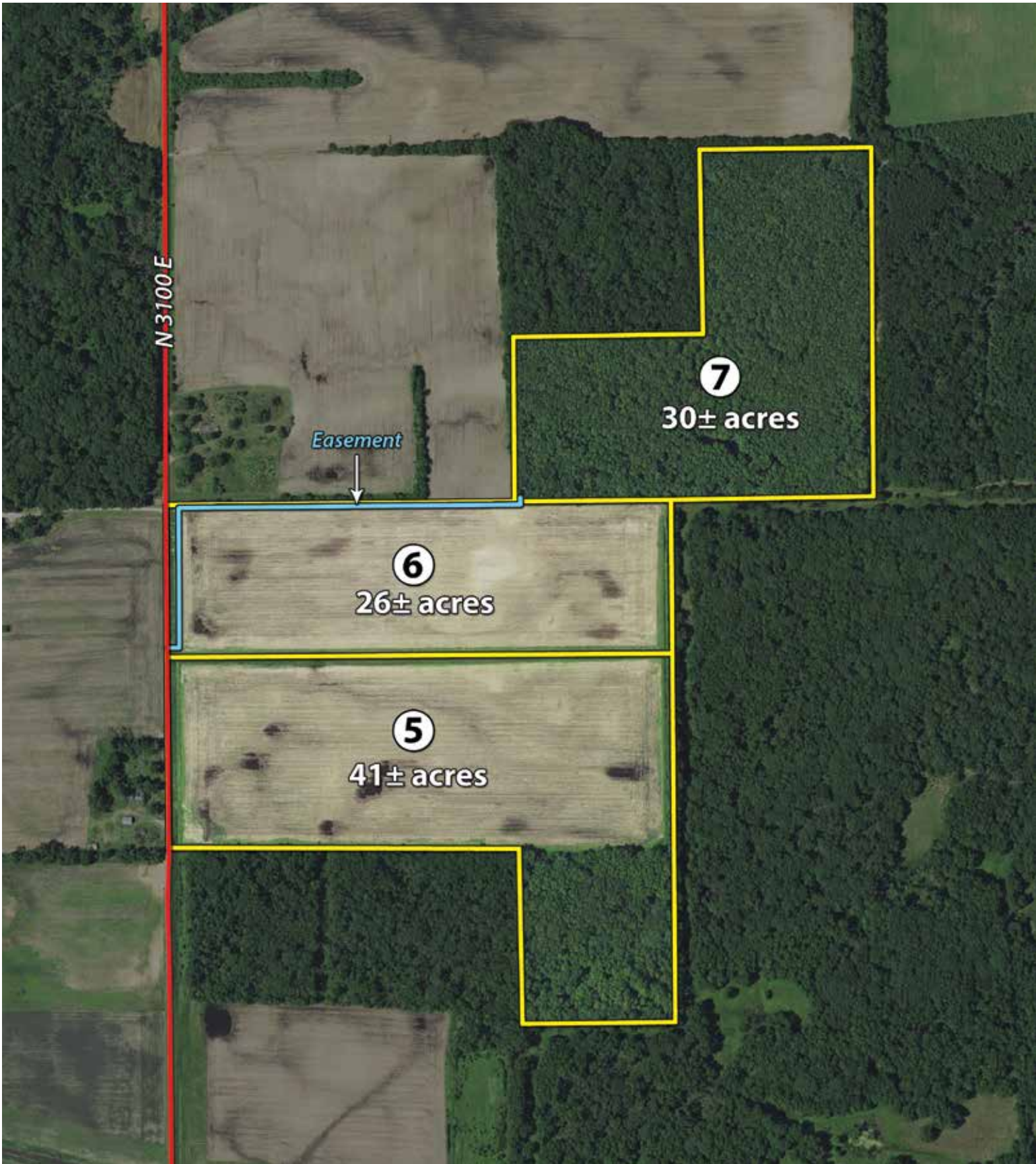
AERIAL MAPS

TRACTS 2-4



AERIAL MAPS

TRACTS 5-7

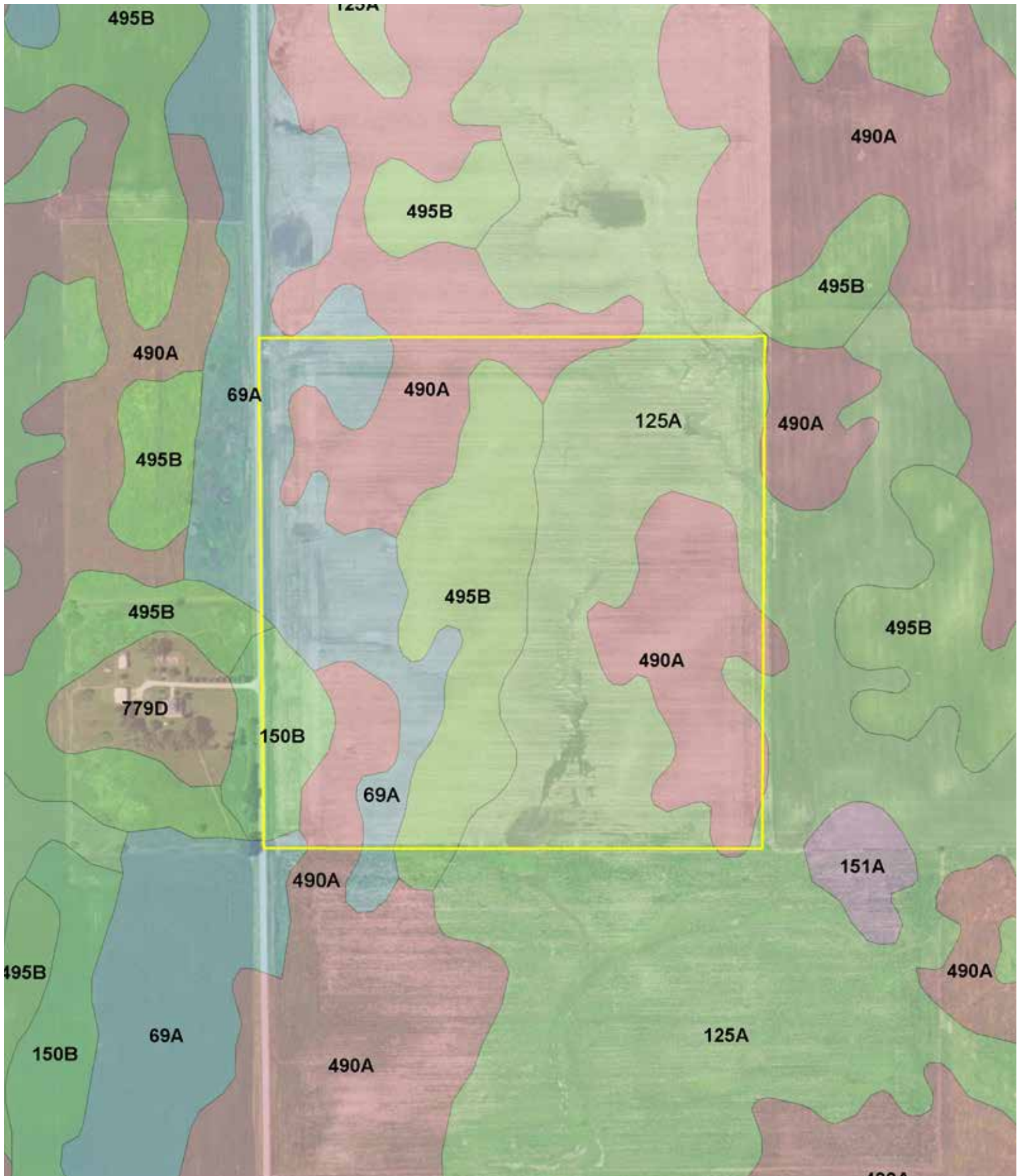




SOIL INFORMATION

SOIL MAP

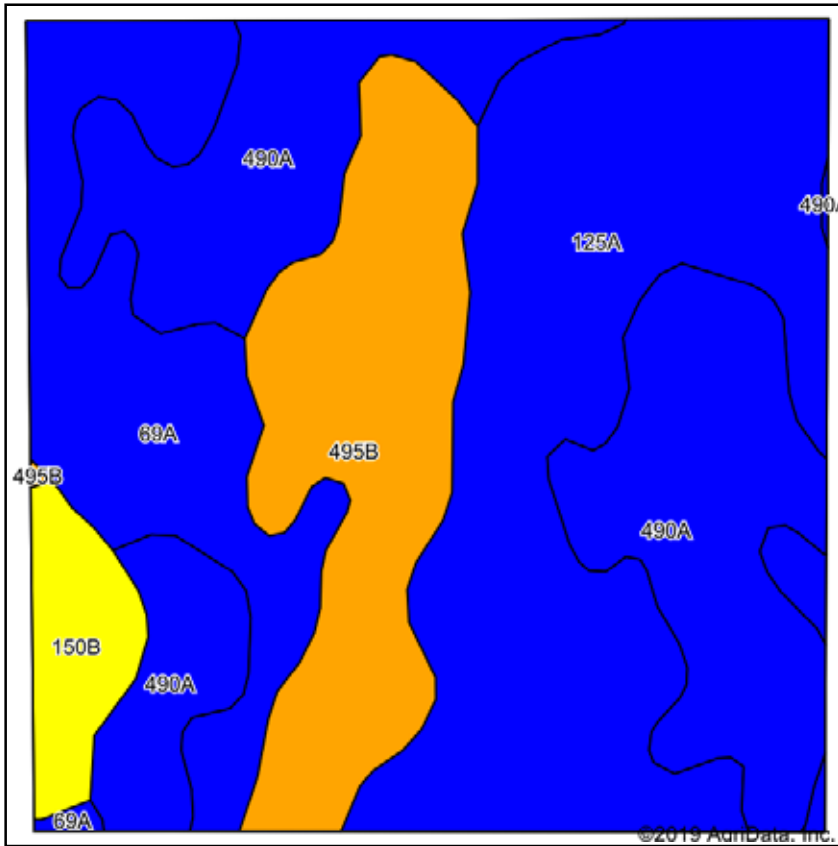
TRACT 1



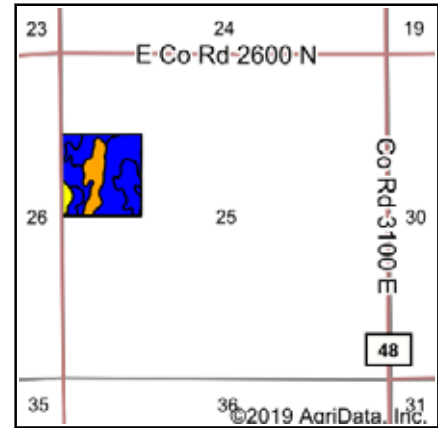
SOIL MAP

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
 County: Iroquois
 Location: 25-28N-11W
 Township: Beaver
 Acres: 40
 Date: 4/3/2019



Area Symbol: IL075, 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
125A	Selma loam, 0 to 2 percent slopes	13.33	33.3%		FAV	176	57	70	90	0	0.00	6.38	129
490A	Odell silt loam, 0 to 2 percent slopes	11.73	29.3%		FAV	176	56	68	90	0	0.00	5.14	129
**495B	Corwin loam, 2 to 5 percent slopes	6.87	17.2%		FAV	**161	**52	**65	**81	0	**5.71	0.00	**121
69A	Milford silty clay loam, 0 to 2 percent slopes	6.46	16.2%		FAV	171	57	68	88	0	0.00	5.52	128
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	1.61	4.0%		FAV	**147	**48	**60	**76	0	**4.10	0.00	**109
Weighted Average						171.4	55.5	67.8	87.6	-	1.15	4.52	126.7

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: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

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

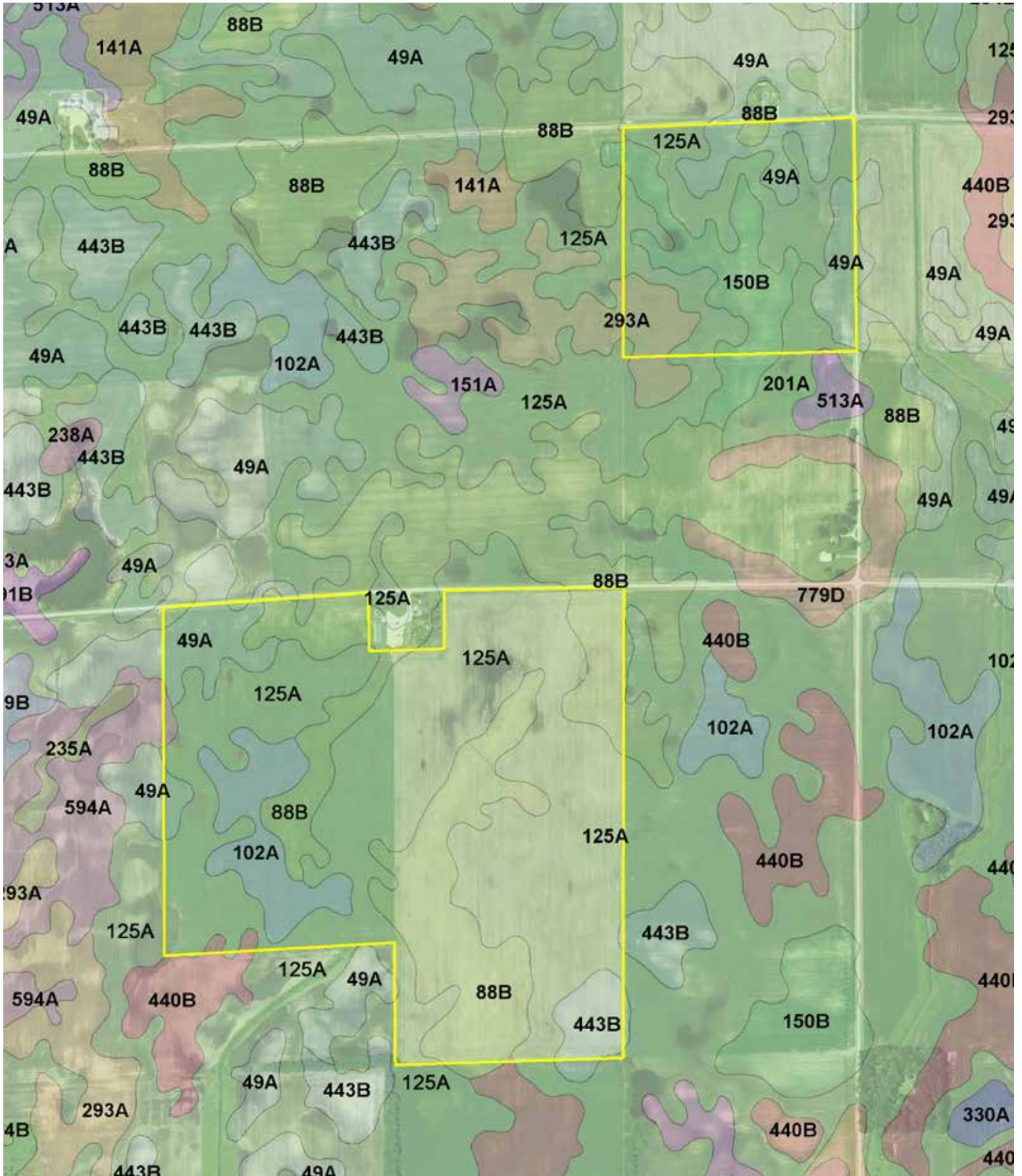
^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

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

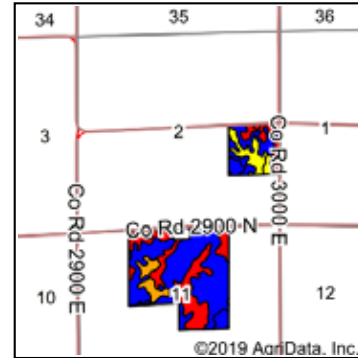
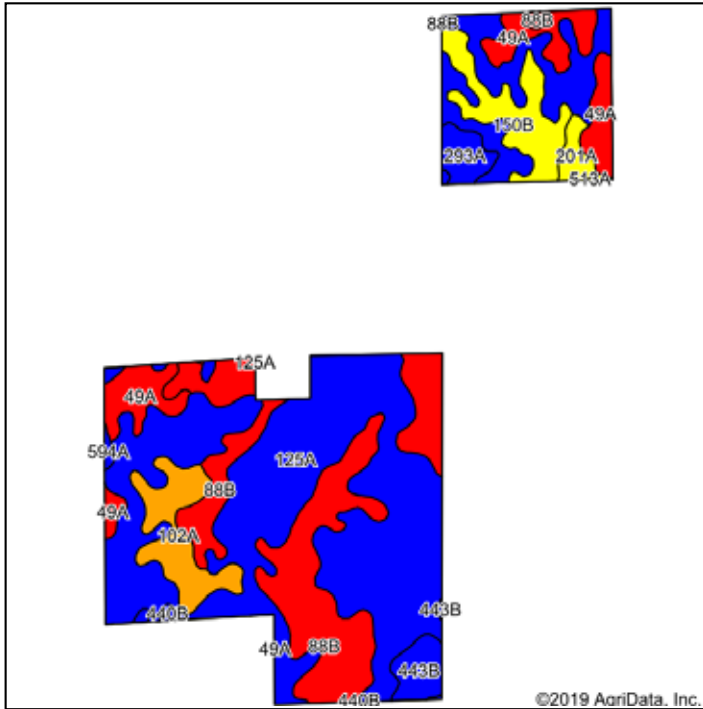
SOIL MAP

TRACTS 2-4



SOIL MAP

TRACTS 2-4



State: **Illinois**
 County: **Iroquois**
 Location: **2-28N-11W**
 Township: **Beaver**
 Acres: **177.52**
 Date: **4/3/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 12

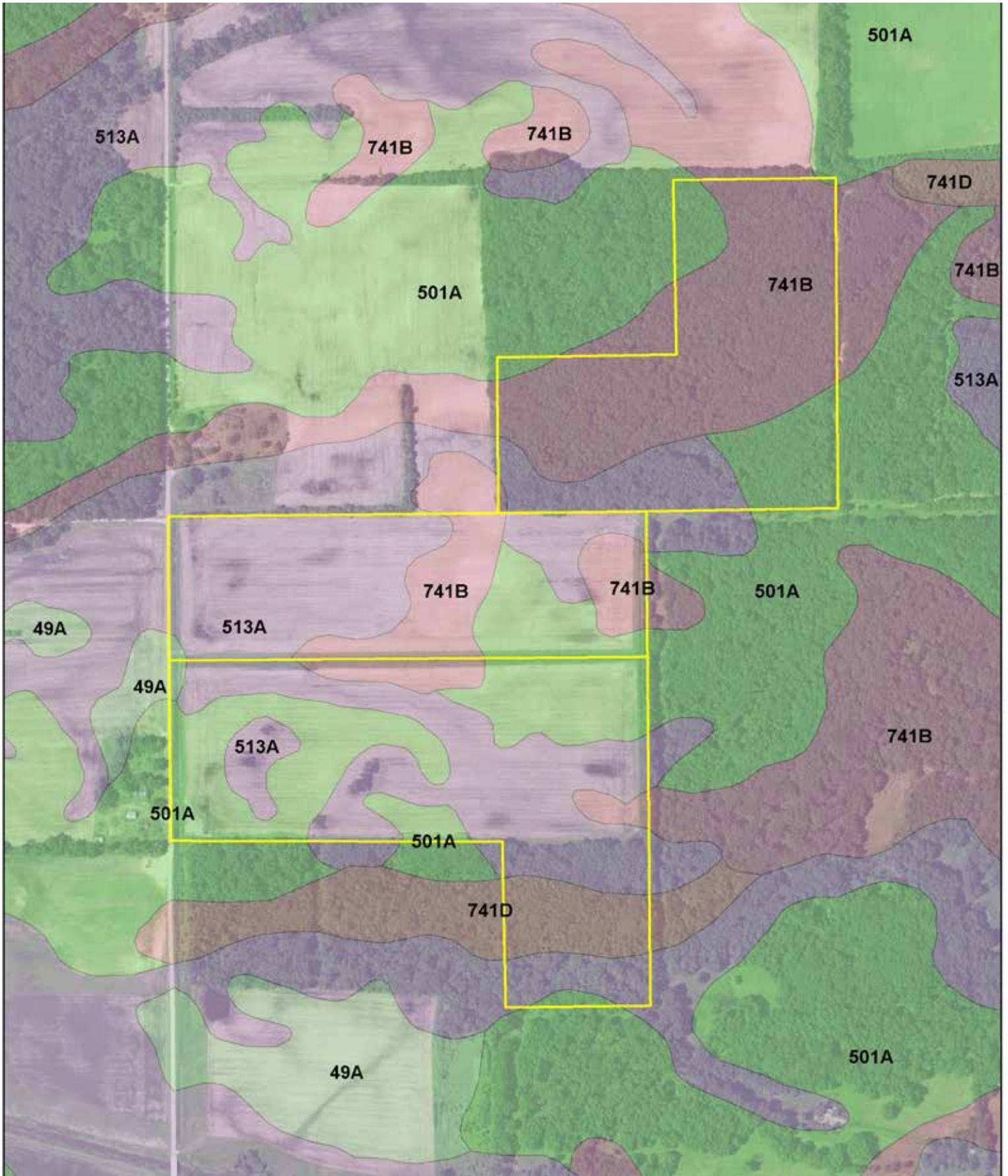
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	95.95	54.1%	Blue	FAV	176	57	70	90	0	0.00	6.38	129
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	37.07	20.9%	Red	FAV	**118	**41	**50	**57	0	0.00	**3.97	**91
49A	Watseka loamy fine sand, 0 to 2 percent slopes	14.63	8.2%	Red	FAV	122	41	51	61	0	0.00	4.39	93
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	9.98	5.6%	Yellow	FAV	**147	**48	**60	**76	0	**4.10	0.00	**109
102A	La Hogue loam, 0 to 2 percent slopes	9.66	5.4%	Yellow	FAV	162	52	71	80	0	0.00	5.27	121
**443B	Barrington silt loam, 2 to 4 percent slopes	3.78	2.1%	Blue	FAV	**174	**56	**68	**93	0	**5.84	0.00	**129
293A	Andres silt loam, 0 to 2 percent slopes	3.28	1.8%	Blue	FAV	184	59	71	97	0	0.00	5.39	135
201A	Gilford fine sandy loam, 0 to 2 percent slopes	2.26	1.3%	Yellow	FAV	148	49	59	73	0	0.00	4.52	110
**440B	Jasper loam, 2 to 5 percent slopes	0.50	0.3%	Blue	FAV	**173	**56	**70	**93	0	**5.71	0.00	**129
594A	Reddick clay loam, 0 to 2 percent slopes	0.41	0.2%	Blue	FAV	177	56	66	89	0	0.00	5.14	130
Weighted Average						156.8	51.5	63.6	79.4	0	0.37	5.10	116.4



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: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
a UNF = unfavorable; FAV = favorable
b Soils in the southern region were not rated for oats and are shown with a zero "0".
c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

SOIL MAP

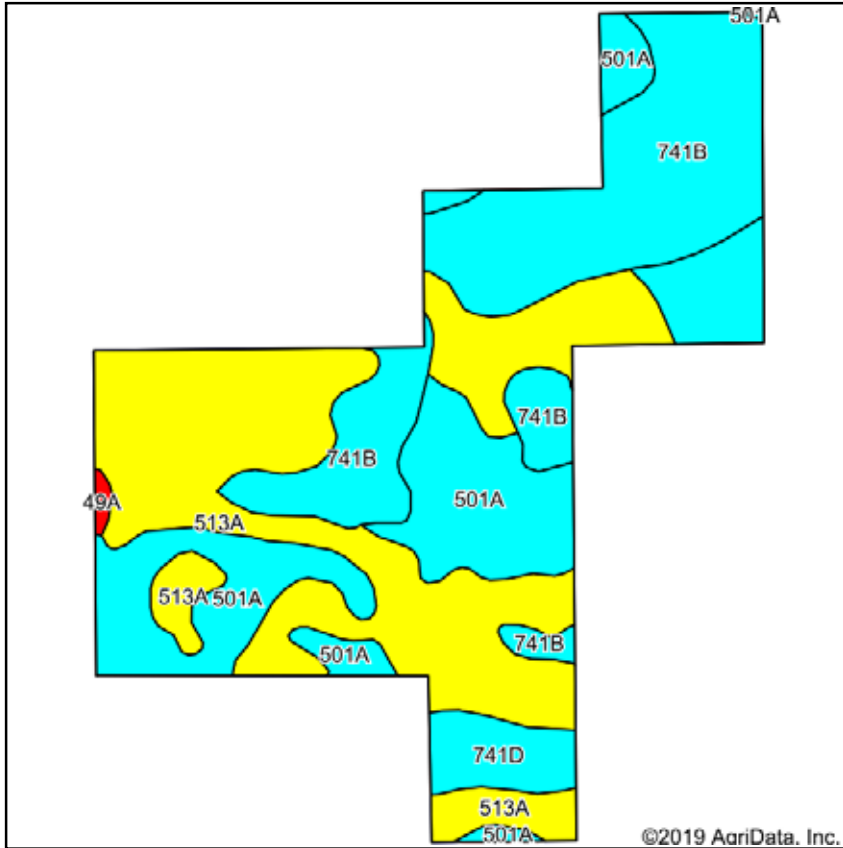
TRACTS 5-7



SOIL MAP

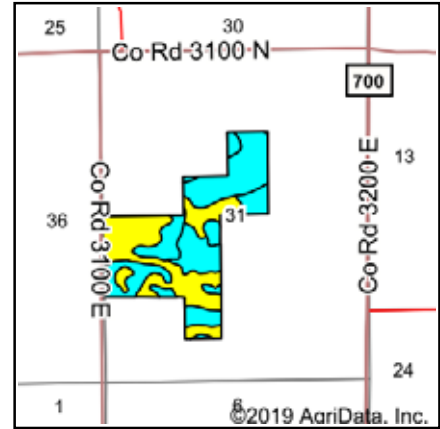
TRACTS 5-7

Soils map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **Illinois**
 County: **Iroquois**
 Location: **31-29N-10W**
 Township: **Beaverville**
 Acres: **96.67**
 Date: **4/3/2019**



Area Symbol: IL075, Soil Area Version: 12													
Code	Soil Description	Acres	Percent of field	Ill. 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-legume ^e hay, T/A	Crop productivity index for optimum management
513A	Granby fine sandy loam, 0 to 2 percent slopes	38.82	40.2%		FAV	139	50	60	68	0	0.00	4.39	108
**741B	Oakville fine sand, 1 to 6 percent slopes	28.86	29.9%		FAV	**106	**38	**47	**52	0	0.00	**3.60	**81
501A	Morocco loamy fine sand, 0 to 2 percent slopes	24.90	25.8%		FAV	112	39	50	59	0	0.00	4.39	87
**741D	Oakville fine sand, 6 to 12 percent slopes	3.77	3.9%		FAV	**104	**37	**46	**51	0	0.00	**3.53	**80
49A	Watseka loamy fine sand, 0 to 2 percent slopes	0.32	0.3%		FAV	122	41	51	61	0	0.00	4.39	93
Weighted Average						120.8	43	53	60.2	*-	0.00	4.12	93.4

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: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

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

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

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

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



FSA INFORMATION & MAPS

FSA INFORMATION

TRACT 1

Illinois
Iroquois

U.S. Department of Agriculture
Farm Service Agency

FARM: 845
Prepared: 4/30/19 9:58 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
	BEAVER SEC 25	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
47.77	40.37	40.37	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	40.37	0.0	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO CORN, SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.8		156	0.0
SOYBEANS	19.8		57	0.0
Total Base Acres:	39.6			

Tract Number: 4937 Description: BEAVER SEC 25

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
47.77	40.37	40.37	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	40.37	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.8		156	0.0
SOYBEANS	19.8		57	0.0
Total Base Acres:	39.6			

Owners: BRIDGEMAN TRUST DTD 5/8/01

Other Producers:

FSA INFORMATION MAP

TRACT 1



United States
Department of
Agriculture

Iroquois County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary



2019 Program Year

Map Created April 04, 2019

Wetland Determination Identifiers

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

Tract Cropland Total: 40.37 acres

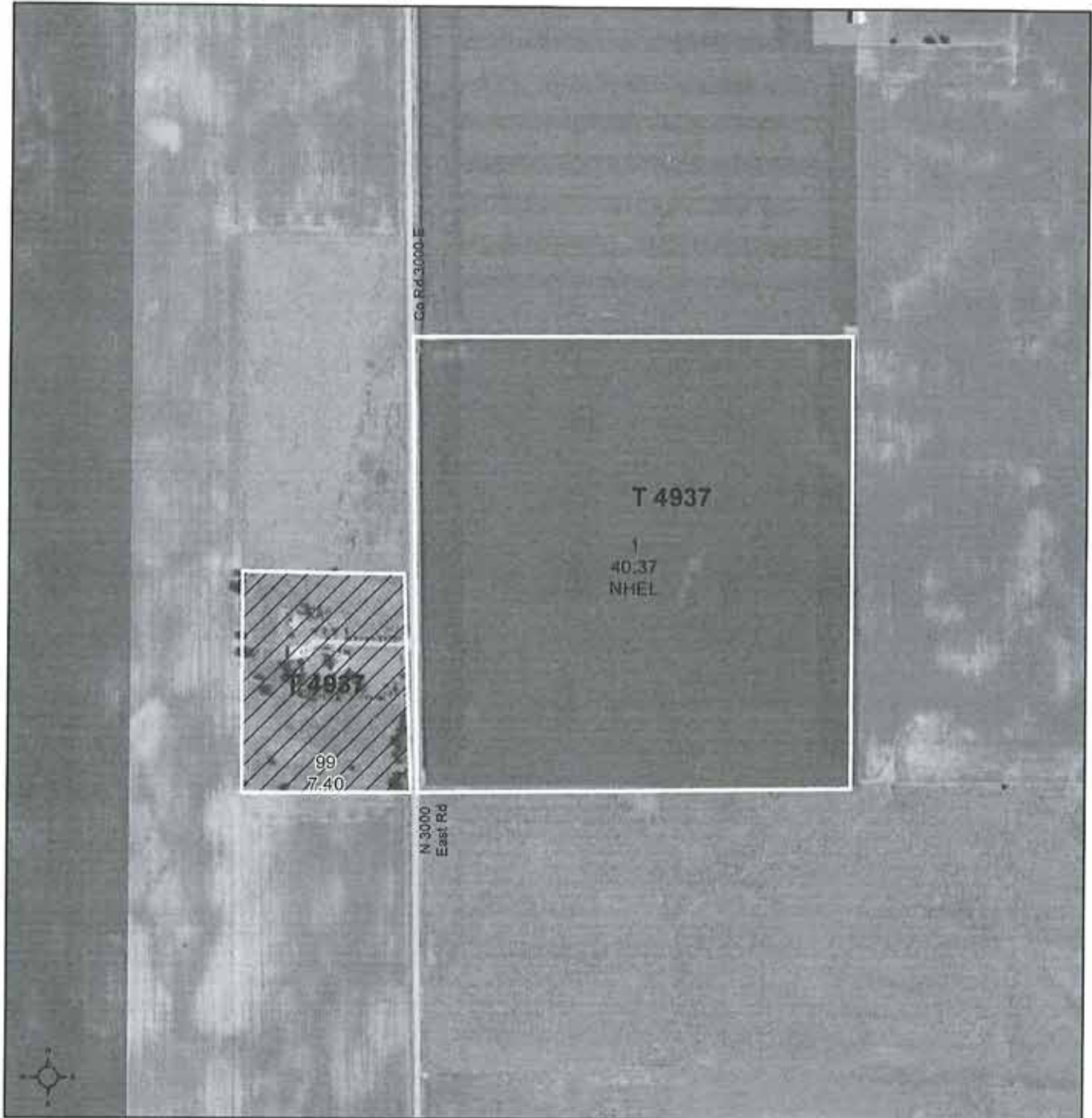
Farm 845
Tract 4937

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 MAP

TRACT 1

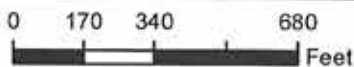
USDA United States Department of Agriculture
Iroquois County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary



2019 Program Year

Map Created April 04, 2019

Wetland Determination Identifiers

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

Tract Cropland Total: 40.37 acres

Farm 845
Tract 4937

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

TRACTS 2-7

Illinois
Iroquois
Report ID: FSA-156EZ

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

FARM: 7072
Prepared: 4/30/19 9:54 AM
Crop Year: 2019
Page: 1 of 2

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

Operator Name	Farm Identifier	Recon Number
	BEAVERVILLE 31,2/BEAVER 11	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
281.1	232.81	232.81	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	232.81	0.0	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
----------------	------------------------	-------------	---------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	136.2		137	0.0
SOYBEANS	92.7		37	0.0
Total Base Acres:	228.9			

Tract Number: 4804 Description BEAVERVILLE SEC 2

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
39.69	39.69	39.69	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	39.69	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	23.2		137	0.0
SOYBEANS	15.9		37	0.0
Total Base Acres:	39.1			

Owners: BRIDGEMAN FAMILY FARM INC

Other Producers: [REDACTED]

FSA INFORMATION

TRACTS 2-7

Illinois
Iroquois

U.S. Department of Agriculture
Farm Service Agency

FARM: 7072

Prepared: 4/30/19 9:54 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 2 of 2

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

Tract Number: 4805 Description BEAVER SEC 11

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
142.18	139.09	139.09	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	139.09	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	82.3		137	0.0
SOYBEANS	56.2		37	0.0
Total Base Acres:	138.5			

Owners: BRIDGEMAN FAMILY FARM INC

Other Producers: ██████████

Tract Number: 4806 Description BEAVERVILLE SEC 31

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
99.23	54.03	54.03	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	54.03	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	30.7		137	0.0
SOYBEANS	20.6		37	0.0
Total Base Acres:	51.3			

Owners: BRIDGEMAN FAMILY FARM INC

Other Producers: ██████████

FSA INFORMATION MAP

TRACTS 2-7



Iroquois County, Illinois

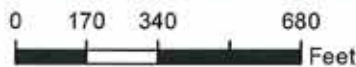


Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2019 Program Year

Map Created April 04, 2019

Farm 7072

Tract 4804

Tract Cropland Total: 39.69 acres

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 MAP

TRACTS 2-7

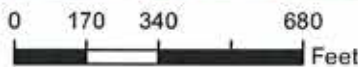
USDA United States Department of Agriculture Iroquois County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary



2019 Program Year

Map Created April 04, 2019

Wetland Determination Identifiers

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

Farm 7072

Tract 4805

Tract Cropland Total: 139.09 acres

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FSA INFORMATION MAP

TRACTS 2-7



United States
Department of
Agriculture

Iroquois County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2019 Program Year

Map Created April 04, 2019

Farm 7072

Tract 4806

Tract Cropland Total: 54.03 acres

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).



TAX INFORMATION

TAX INFORMATION

TRACT 1



Iroquois County Illinois, GIS
815-432-6978

Report generated: Monday, May 13, 2019
PIN: 13-25-100-002



Report

PIN	13-25-100-002	Class	0021
Township	04	Township Name	Beaver Township
Farm Acres	40	Owner Name	BRIDGEMAN FAMILY TRUST
Mailing Address	% BRIDGEMAN, ROBERT L & MARY	Mailing Address	6144 W 79TH ST
Mailing City	BURBANK IL 604591988	Legal	SW4 NW4
Sale Date		Billed Tax	\$977.80
Billing Address		Billing Address2	
Billing City		Tax Code	04001
Tax		Gross Sale Price	\$0.00
Net Sale Price	\$0.00	Drainage Assessment	\$100.00

TAX INFORMATION

TRACTS 2 & 3



Iroquois County Illinois, GIS
815-432-6978

Report generated: Monday, May 13, 2019
PIN: 13-11-200-005



Report

PIN	13-11-200-005	Class	0021
Township	04	Township Name	Beaver Township
Farm Acres	137.02	Owner Name	BRIDGEMAN FAMILY FARM INC
Mailing Address	6144 W 79TH ST	Mailing Address	
Mailing City	BURBANK IL 604591988	Legal	N2 SE & NE NW & W2 NE 4 EX 2.98@
Sale Date		Billed Tax	\$2,616.34
Billing Address		Billing Address2	
Billing City		Tax Code	04001
Tax		Gross Sale Price	\$0.00
Net Sale Price	\$0.00	Drainage Assessment	\$412.16

TAX INFORMATION

TRACT 4



Iroquois County Illinois, GIS
815-432-6978

Report generated: Monday, May 13, 2019
PIN: 13-02-400-003



Report

PIN	13-02-400-003	Class	0021
Township	05	Township Name	Beaverville Township
Farm Acres	40	Owner Name	BRIDGEMAN FAMILY FARM INC
Mailing Address	% BRIDGEMAN ROBERT	Mailing Address	6144 W 79TH ST
Mailing City	BURBANK IL 604591988	Legal	NE4 SE4
Sale Date		Billed Tax	\$698.24
Billing Address		Biling Address2	
Billing City		Tax Code	05001
Tax		Gross Sale Price	\$0.00
Net Sale Price	\$0.00	Drainage Assessment	\$80.00

TAX INFORMATION

TRACTS 5 & 6



Iroquois County Illinois, GIS
815-432-6978

Report generated: Monday, May 13, 2019
PIN: 07-31-300-001



Report

PIN	07-31-300-001	Class	0021
Township	05	Township Name	Beaverville Township
Farm Acres	66.67	Owner Name	BRIDGEMAN FAMILY FARM INC
Mailing Address	% BRIDGEMAN R	Mailing Address	6144 W 79TH ST
Mailing City	BURBANK IL 604591988	Legal	NW4 SW4 & W 26.67@ N 3/4 SW4
Sale Date		Billed Tax	\$492.66
Billing Address		Billing Address2	
Billing City		Tax Code	05001
Tax		Gross Sale Price	\$0.00
Net Sale Price	\$0.00	Drainage Assessment	\$133.34

TAX INFORMATION

TRACT 7



Iroquois County Illinois, GIS
815-432-6978

Report generated: Monday, May 13, 2019

PIN: 07-31-100-004



Report

PIN	07-31-100-004	Class	0021
Township	05	Township Name	Beaverville Township
Farm Acres	30	Owner Name	BRIDGEMAN FAMILY FARM INC
Mailing Address	% BRIDGEMAN R	Mailing Address	6144 W 79TH ST
Mailing City	BURBANK IL 604591988	Legal	NE4 SE4 NW4 & S2 SE4 NW4
Sale Date		Billed Tax	\$15.16
Billing Address		Billing Address2	
Billing City		Tax Code	05001
Tax		Gross Sale Price	\$0.00
Net Sale Price	\$0.00	Drainage Assessment	\$60.00

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS





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260-244-7606 or 800-451-2709

SchraderAuction.com

