

Illinois

VIRTUAL LAND AUCTION

109[±]
acres

Offered 3 Tracts in Clay & Wayne
Counties, IL | Part of an 1,132[±]
Acre, 21 Tract Auction



INFORMATION BOOK

- 102[±] Cropland Acres Per FSA
- Productive Cropland
- High Percent Tillable Tracts
- Hunting & Recreational Potential
- Tracts Ranging from 19[±] Acres to 50[±] Acres

Saturday, October 31 • 10am CST



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.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Seller: Iron Horse Acres LLC

2% Buyer's Premium



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 21 individual tracts, any combination of tracts & as a total 1,132± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment due by Tuesday November 3rd for individual tracts or combinations of tracts. The down payment may be made in the form of a wire transfer, cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements via DocuSign/Electronic Signature immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

VIRTUAL AUCTION: This auction will be conducted virtually only. Bidders will not arrive on-site to bid at the auction but will rather bid electronically through our auction website or via phone. All bidders must register prior to the auction. Please contact the auction company at 800-451-2709 for more information.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Special Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to farm tenants' rights to harvest growing crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 2021 taxes due in 2022 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only. Final sales price shall be

adjusted to reflect any difference between advertised & surveyed acres.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

260-244-7606 • 1-800-451-2709

e-mail: auctions@schraderauction.com

www.SchraderAuction.com #AC63001504 #AU09200182

Auction Manager:

Brad Horrall • 877.293.7097 #475.097473

Schrader Real Estate and Auction Company, Inc. #478.025754 #444.000158

BOOKLET INDEX

- **BIDDER REGISTRATION FORM**
- **LOCATION & TRACT MAPS**
- **SURVEY**
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- **FSA INFORMATION**
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- **PRELIMINARY TITLE**
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REGISTRATION FORM

Virtual Auction Bidder Registration
1132± Acres • Ogle, Boone, Winnebago, Stark, Clay
& Wayne Counties, Illinois
Saturday, October 31, 2020, 10:00AM

Bidder # _____
(For Internal Use ONLY)

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, 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:

<input type="checkbox"/> I wish to BID ONLINE
--

<input type="checkbox"/> I wish to BID ON THE PHONE
--

**Please check one of the above

1. My name and physical address is as follows:

My phone number is: _____

2. 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.
3. I hereby agree to comply with all terms of this sale, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
4. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
5. I understand that if successful I will be signing the agreement immediately after the auction via DocuSign or equivalent electronic signature as directed by the auction company and shall wire required earnest money funds by the end of the next business day.

6. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the phone or 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 the auction over the Internet or over the phone.
7. This document must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, October 26, 2020**. Return this form via fax to: **260-244-4431** or it can be emailed to **kevin@schraderauction.com**.

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, you will be sent a bidder number and password (if bidding online) via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Questions about ONLINE BIDDING

kevin@schraderauction.com or call Kevin Jordan @ 260-244-7606

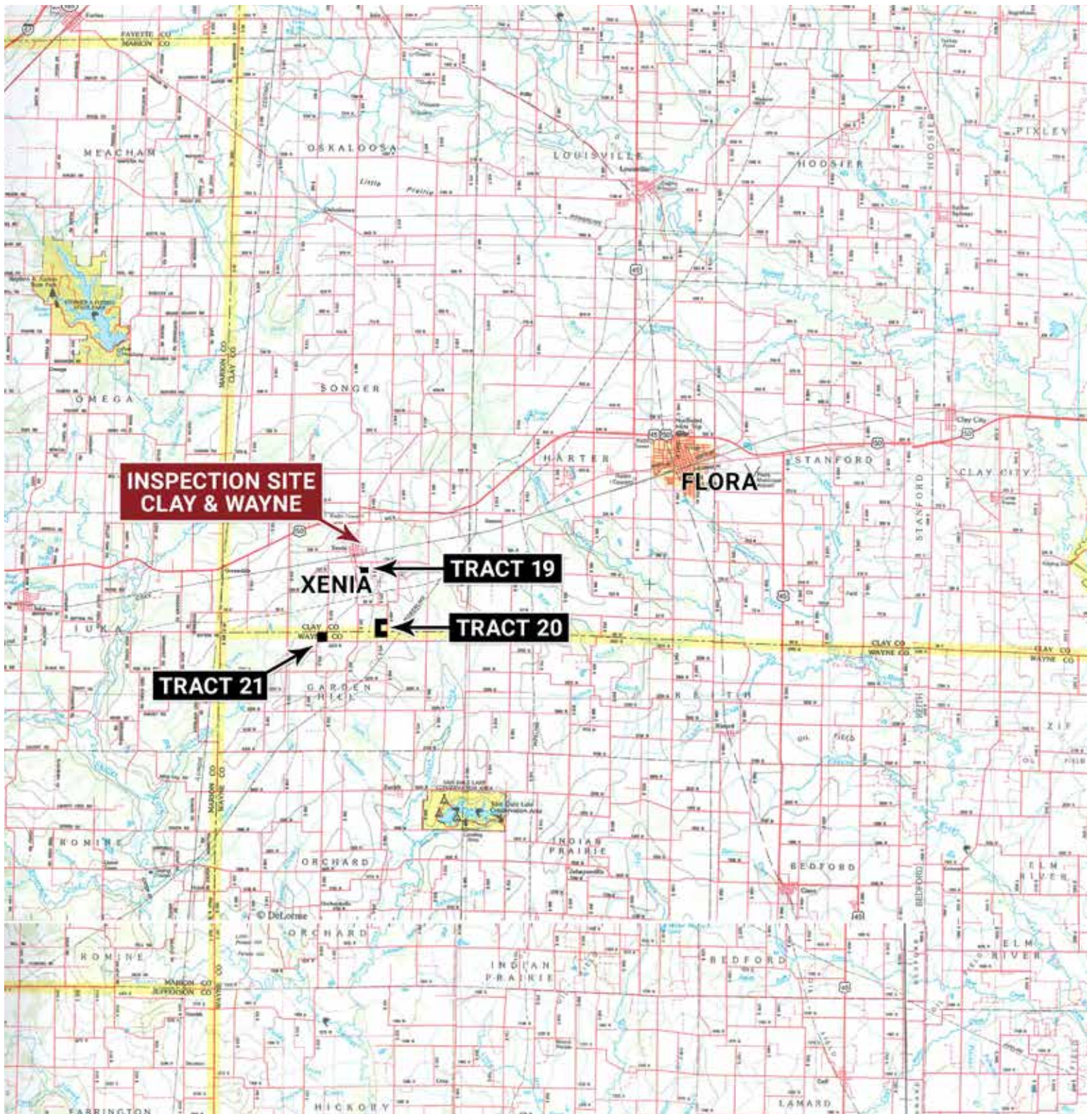
**Questions about the PROPERTY or PHONE BIDDING.... Call
800-451-2709**

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

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

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



Inspection Site Location: Xenia Village Hall & Community Center • 601 Church St, Xenia, IL

Tract Locations - From Downtown Xenia, travel South on Main Street. Continue onto Fairfield Street South:

Tract (19): Travel to Summit Street (on the South edge of Xenia). Turn East on Summit Street and travel 400' to the

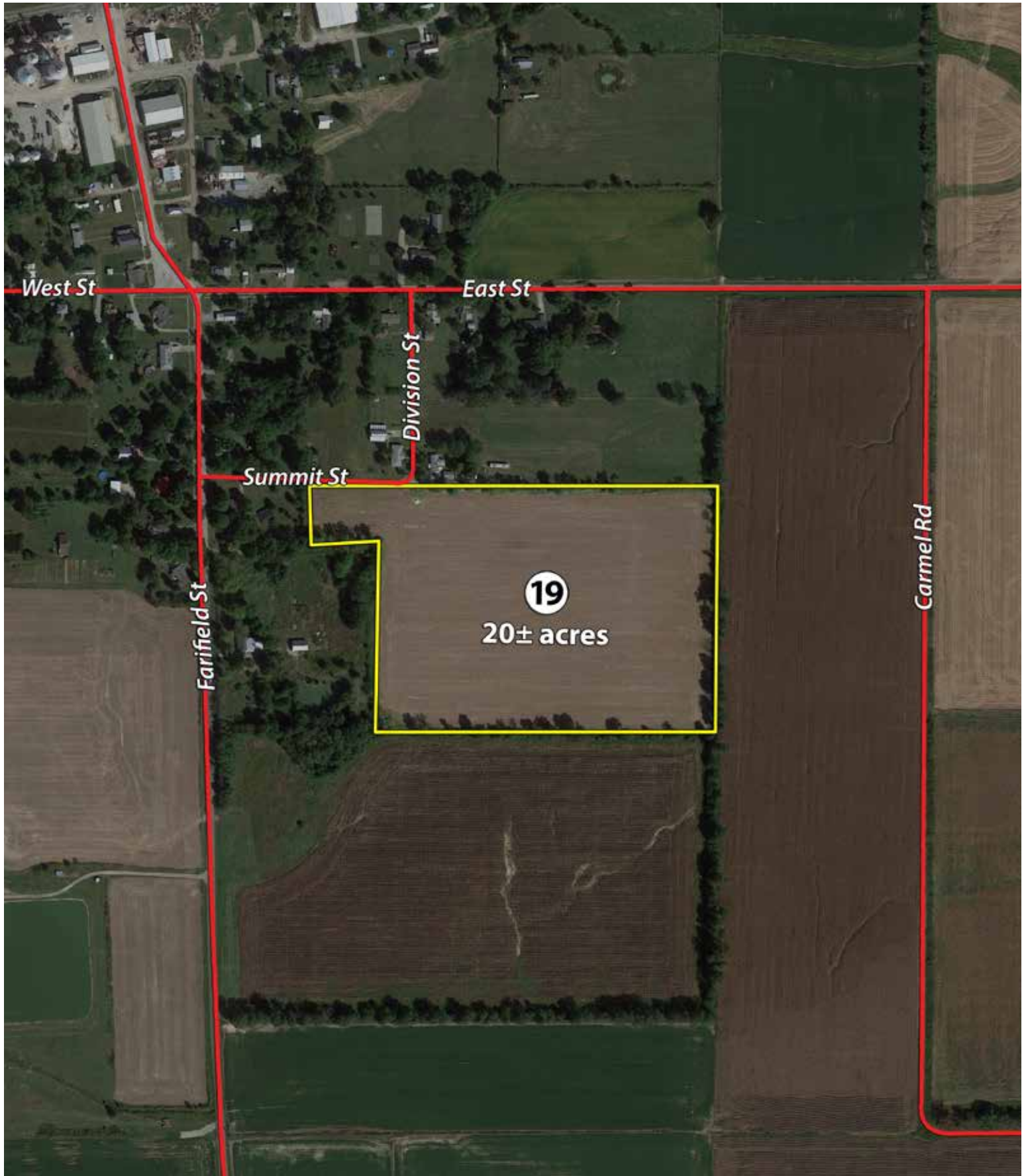
property.

Tract (20): Travel approximately 1.4 miles to Popeberry Lane. Turn East and travel 0.75 miles to Hackberry Road. Turn South and travel 0.5 miles to the property.

Tract (21): Travel approximately 2.3 miles to County Road 2375 N. Turn West and travel 0.8 miles to the property.

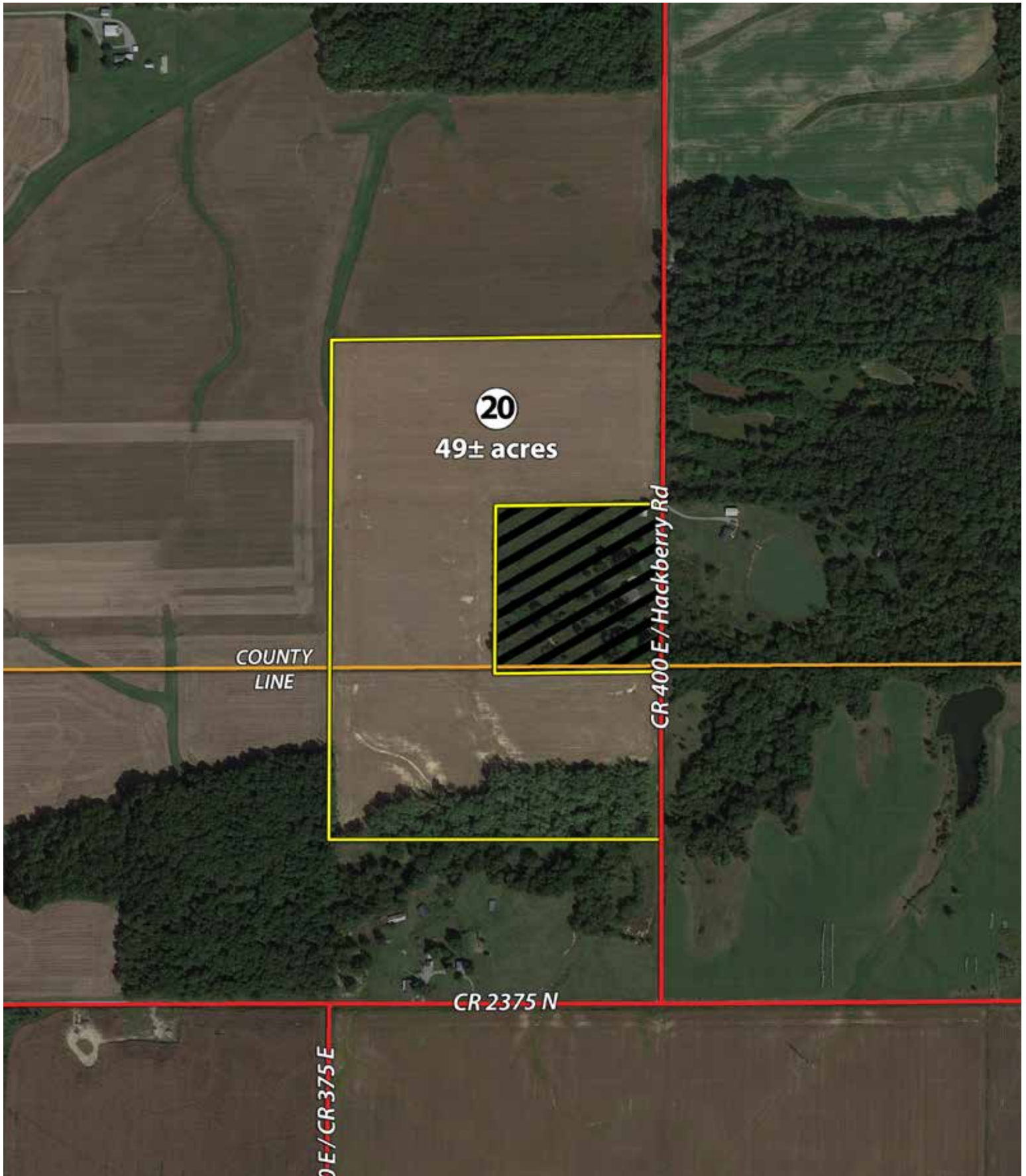
LOCATION & TRACT MAPS

Clay County: Tract 19



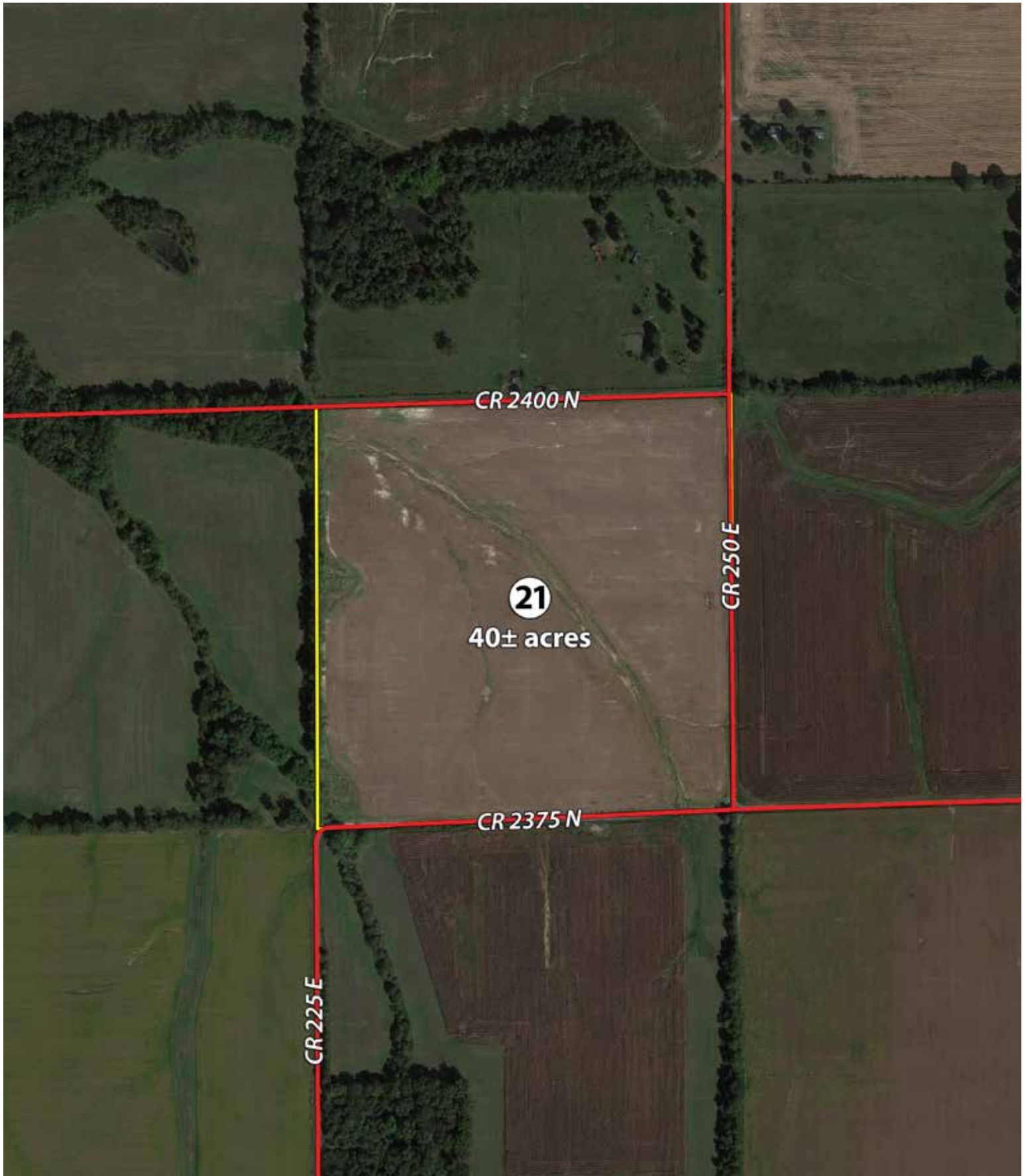
LOCATION & TRACT MAPS

Clay/Wayne County: Tract 20



LOCATION & TRACT MAPS

Wayne County: Tract 21

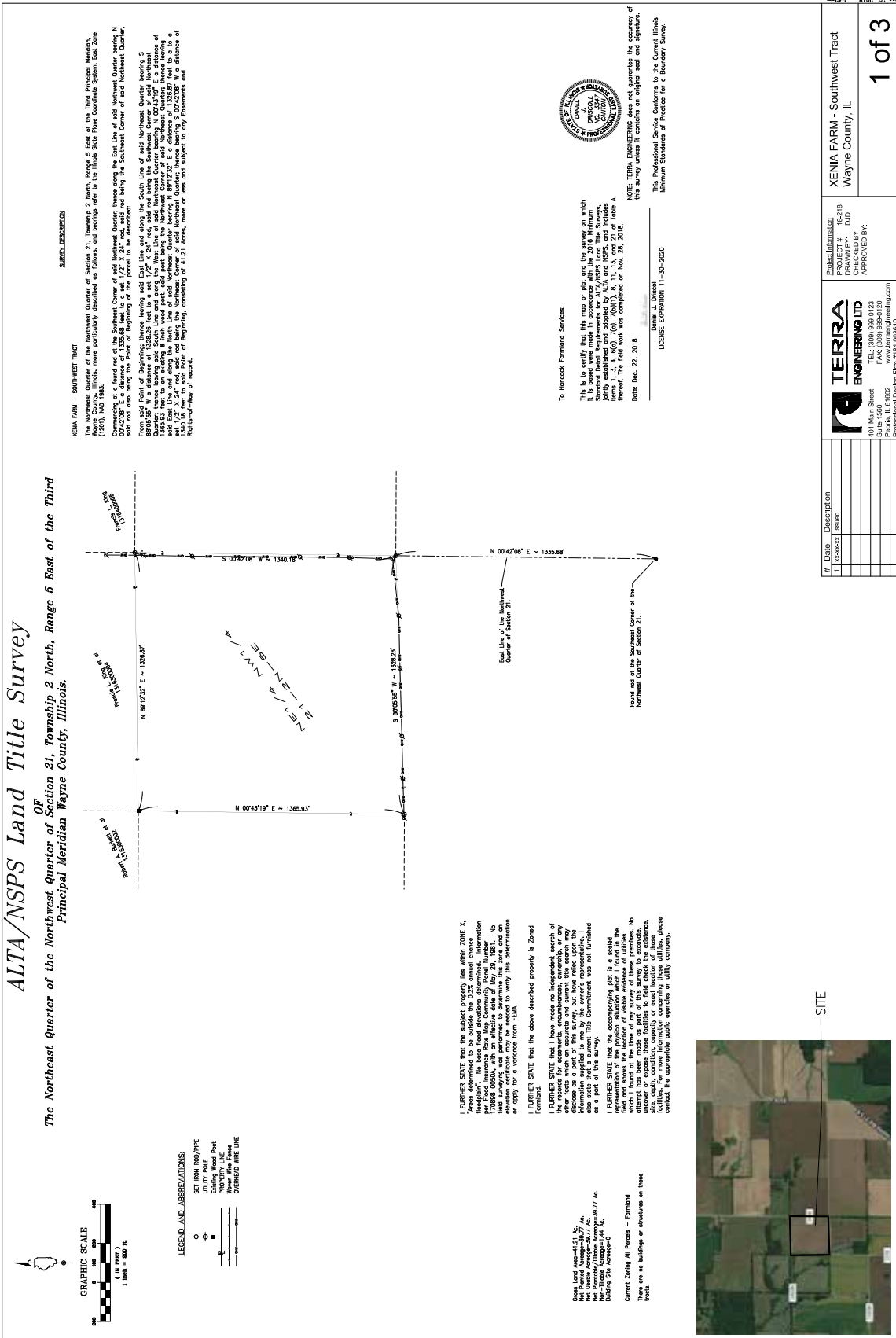




SURVEY

SURVEY

Wayne County: Tract 21

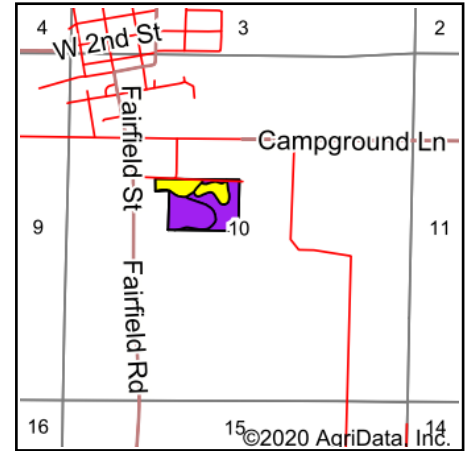
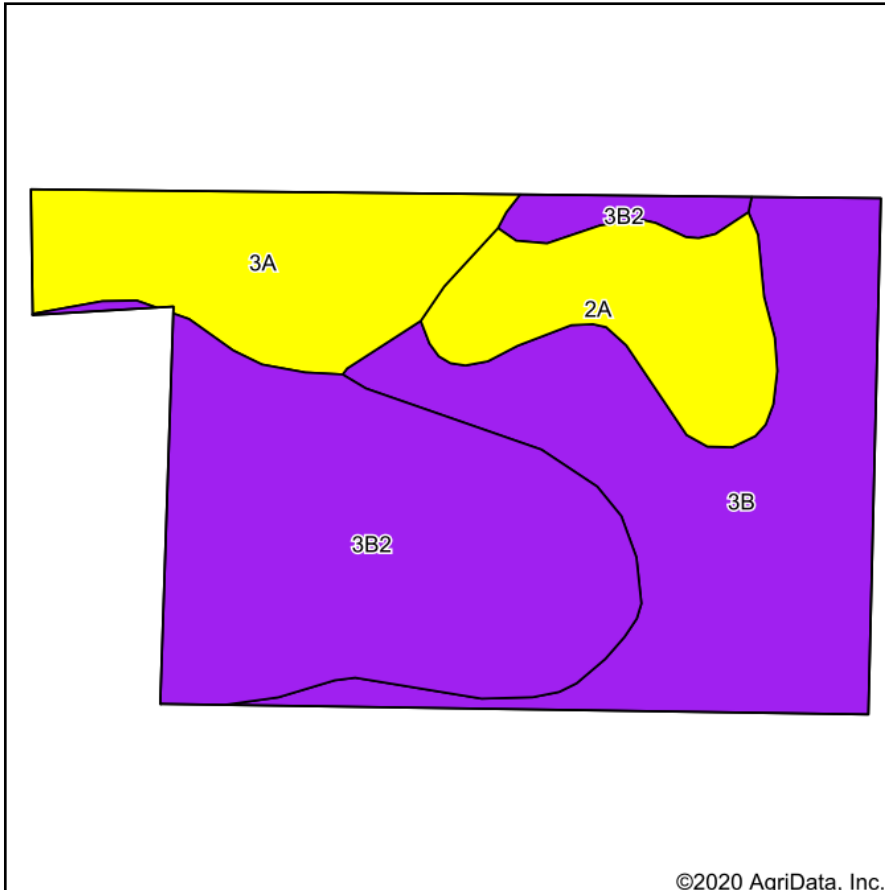


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MAPS

SURETY SOILS MAP

Clay County: Tract 19



State: **Illinois**
 County: **Clay**
 Location: **10-2N-5E**
 Township: **Xenia**
 Acres: **20.18**
 Date: **9/4/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL025. Soil Area Version: 15													
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-legume ^e hay, T/A	Crop productivity index for optimum management
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	7.53	37.3%		FAV	**139	**44	**55	0	**108	0.00	**4.41	**103
**3B	Hoyleton silt loam, 2 to 5 percent slopes	6.87	34.0%		FAV	**145	**46	**57	0	**113	0.00	**4.59	**107
3A	Hoyleton silt loam, 0 to 2 percent slopes	3.29	16.3%		FAV	146	46	58	0	114	0.00	4.64	108
2A	Cisne silt loam, 0 to 2 percent slopes	2.49	12.3%		FAV	149	46	59	0	113	0.00	4.64	109
Weighted Average						143.4	45.3	56.7	*-	111.3	0.00	4.54	105.9

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".

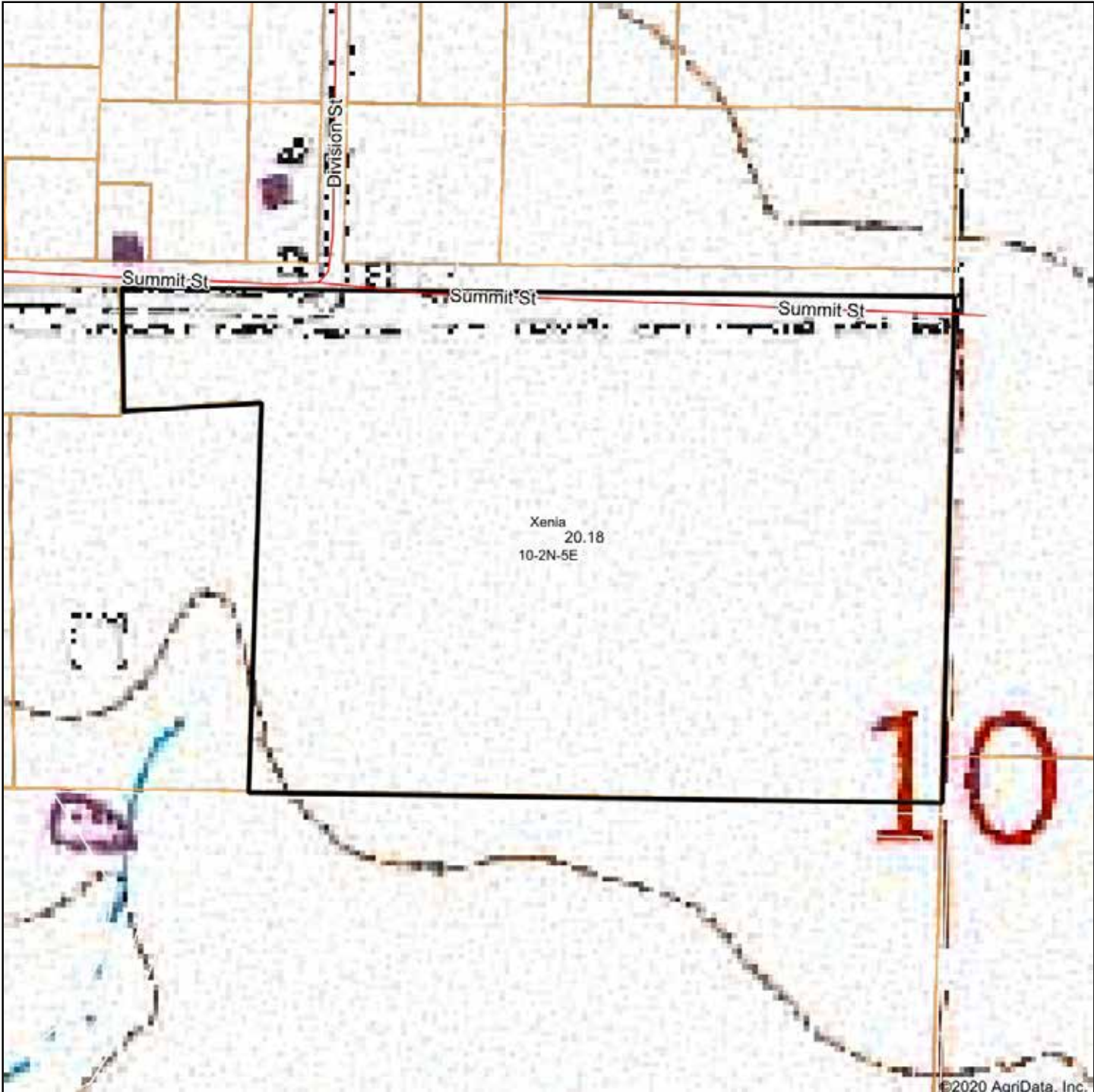
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

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

TOPOGRAPHY MAP

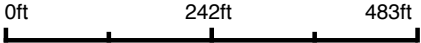
Clay County: Tract 19



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map center: 38° 37' 46.6, -88° 37' 57.55



10-2N-5E
Clay County
Illinois



9/4/2020

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Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP

Clay County: Tract 19

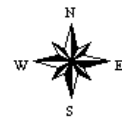


State: **Illinois**
 Location: **10-2N-5E**
 County: **Clay**
 Township: **Xenia**
 Date: **9/4/2020**



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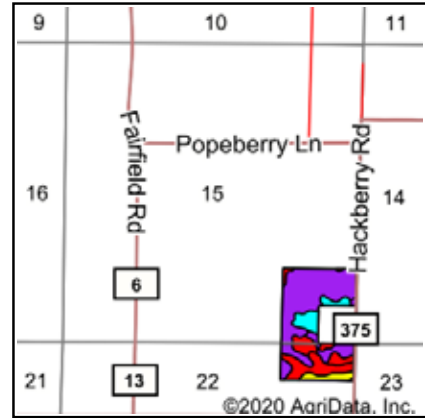
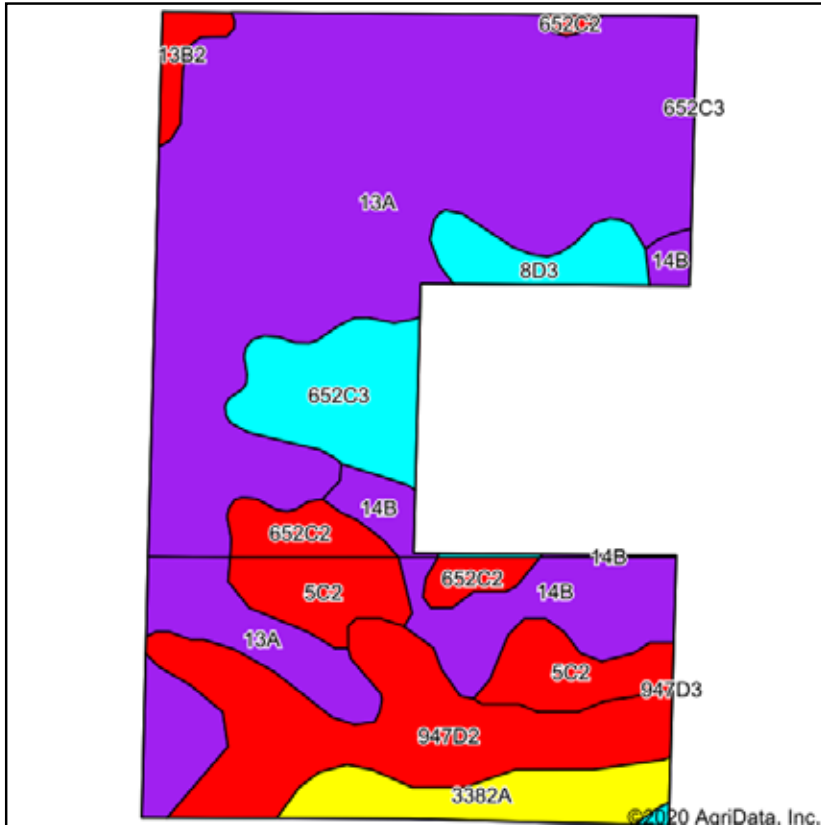
0ft 389ft 777ft

Classification Code	Type	Acres
PAB3Gx	Freshwater Pond	0.01
Total Acres		0.01

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SURETY SOILS MAP

Clay/Wayne County: Tract 20



State: Illinois
 County: Clay
 Location: 15-2N-5E
 Township: Xenia
 Acres: 49.5
 Date: 9/4/2020



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Soils data provided by USDA and NRCS.

Area Symbol: IL025, Soil Area Version: 15													
Area Symbol: IL191, Soil Area Version: 18													
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
13A	Bluford silt loam, 0 to 2 percent slopes	22.82	46.1%		FAV	136	44	55	0	110	0.00	3.39	101
**947D2	Hickory-Passport silt loams, 10 to 18 percent slopes, eroded	6.69	13.5%		FAV	**119	**39	**50	**61	0	0.00	**3.18	**88
13A	Bluford silt loam, 0 to 2 percent slopes	3.41	6.9%		FAV	136	44	55	0	110	0.00	3.39	101
**652C3	Passport silty clay loam, 5 to 10 percent slopes, severely eroded	3.20	6.5%		FAV	**108	**36	**47	**54	0	0.00	**3.56	**82
**5C2	Blair silt loam, 5 to 10 percent slopes, eroded	3.16	6.4%		UNF	**124	**41	**50	0	**99	0.00	**3.95	**94
**14B	Ava silt loam, 2 to 5 percent slopes	2.94	5.9%		UNF	**134	**44	**54	0	**106	**3.23	0.00	**99
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	2.43	4.9%		FAV	156	52	63	75	0	0.00	4.89	117
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	1.48	3.0%		FAV	**98	**33	**40	**45	0	**3.26	0.00	**75
**652C2	Passport silt loam, 5 to 10 percent slopes, eroded	1.15	2.3%		FAV	**116	**39	**51	**59	0	0.00	**3.85	**88

SURETY SOILS MAP

Clay/Wayne County: Tract 20

Maps Provided By:



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**14B	Ava silt loam, 2 to 5 percent slopes	1.05	2.1%		UNF	**134	**44	**54	0	**106	**3.23	0.00	**99
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	0.57	1.2%		FAV	**129	**42	**52	0	**105	0.00	**3.22	**96
**652C2	Passport silt loam, 5 to 10 percent slopes, eroded	0.54	1.1%		FAV	**116	**39	**51	**59	0	0.00	**3.85	**88
**947D3	Hickory-Passport clay loams, 10 to 18 percent slopes, severely eroded	0.06	0.1%		FAV	**109	**36	**45	**56	0	0.00	**2.89	**80
Weighted Average						130	42.5	53.2	18.8	74.4	0.36	3.12	96.9

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".

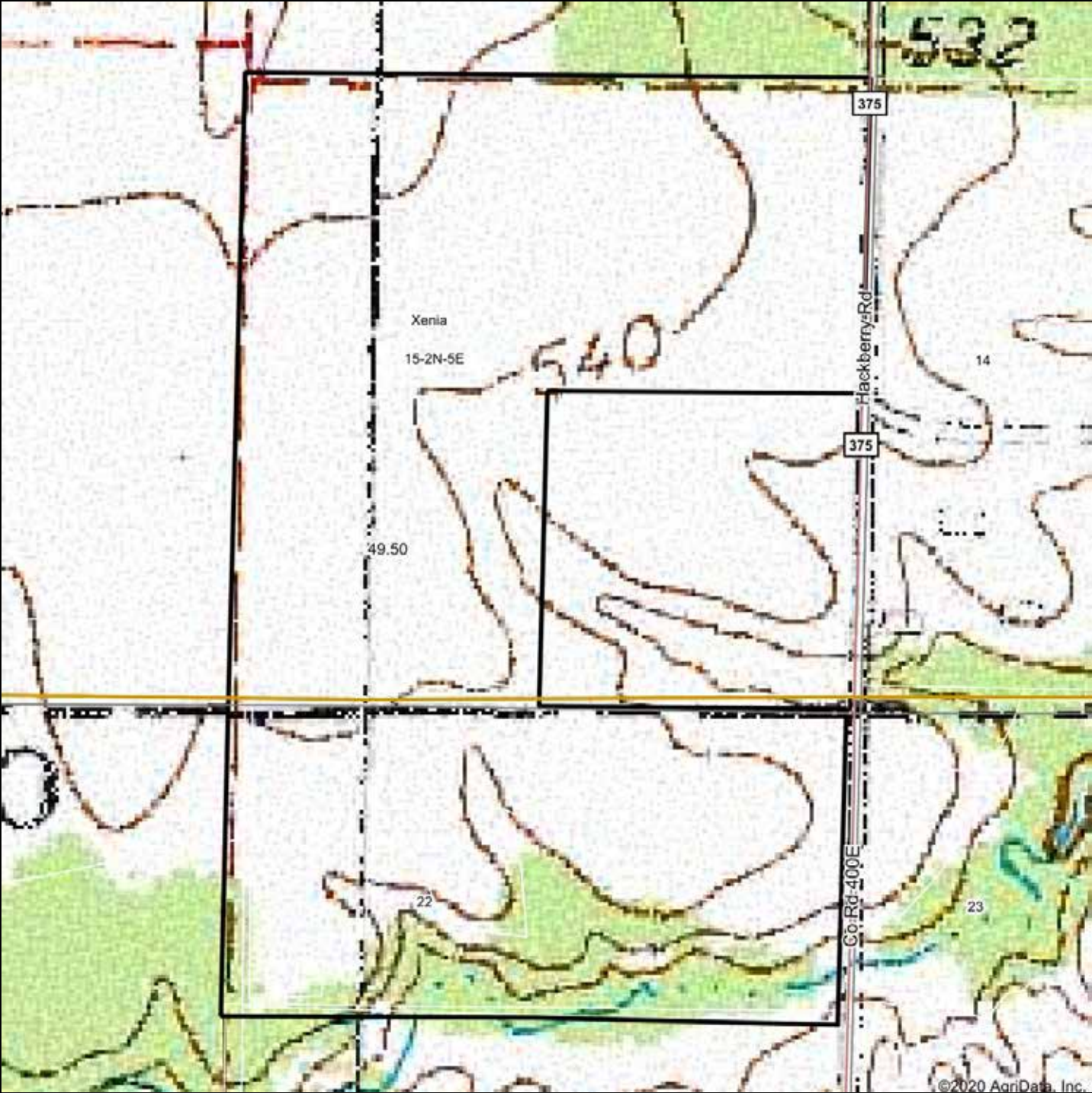
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

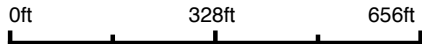
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHY MAP

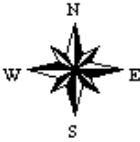
Clay/Wayne County: Tract 20



map center: 38° 36' 28.24, -88° 37' 25.46



15-2N-5E
Clay County
Illinois

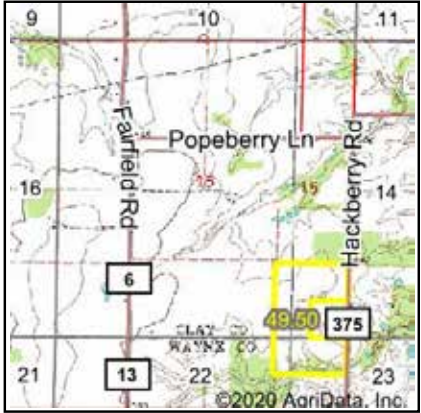


9/4/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP

Clay/Wayne County: Tract 20

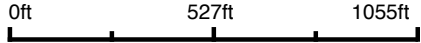


State: **Illinois**
 Location: **15-2N-5E**
 County: **Clay**
 Township: **Xenia**
 Date: **9/4/2020**



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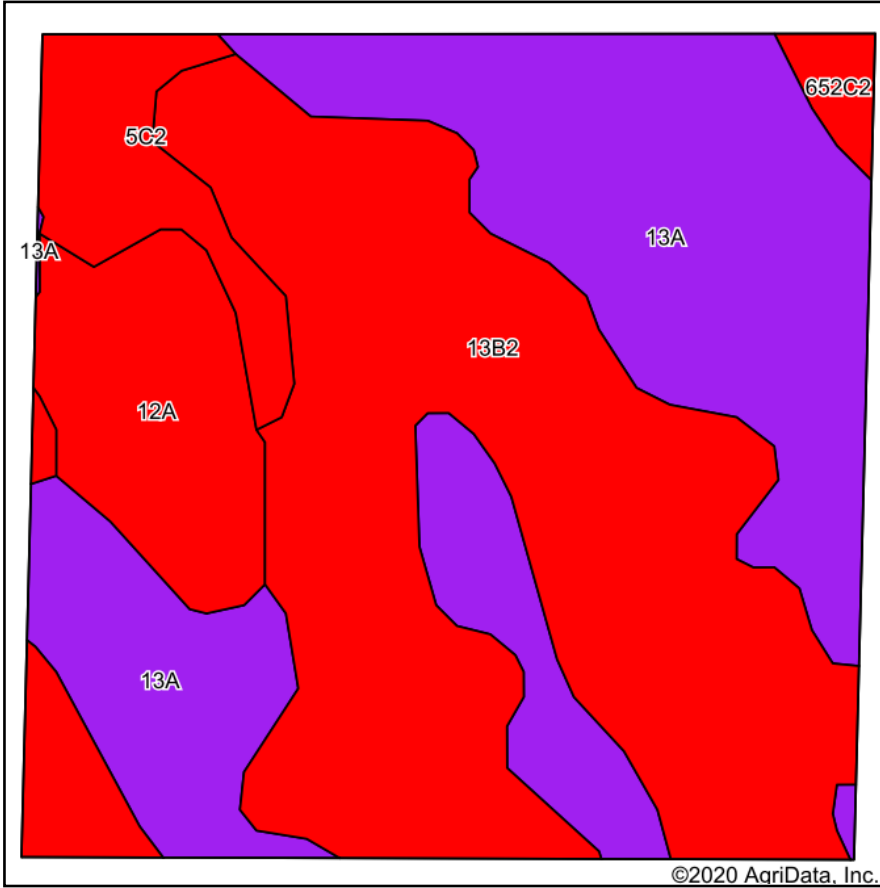


Classification Code	Type	Acres
R4SBC	Riverine	0.40
Total Acres		0.40

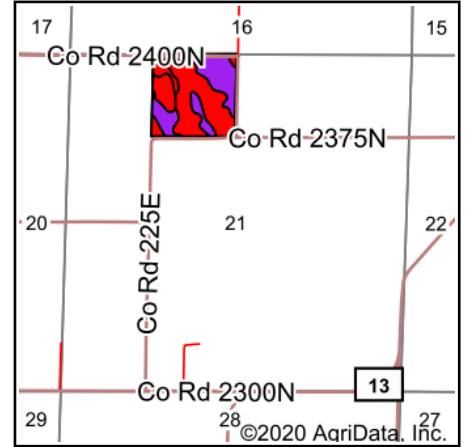
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SURETY SOILS MAP

Wayne County: Tract 21



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Wayne**
 Location: **21-2N-5E**
 Township: **Garden Hill**
 Acres: **38.93**
 Date: **9/4/2020**

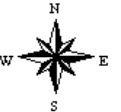


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Area Symbol: IL 191. Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	16.79	43.1%		FAV	**129	**42	**52	0	**105	0.00	**3.22	**96
13A	Bluford silt loam, 0 to 2 percent slopes	14.75	37.9%		FAV	136	44	55	0	110	0.00	3.39	101
12A	Wynoose silt loam, 0 to 2 percent slopes	3.64	9.4%		FAV	128	42	51	0	108	0.00	4.26	97
**5C2	Blair silt loam, 5 to 10 percent slopes, eroded	3.27	8.4%		UNF	**124	**41	**50	0	**99	0.00	**3.95	**94
**652C2	Passport silt loam, 5 to 10 percent slopes, eroded	0.48	1.2%		FAV	**116	**39	**51	**59	0	0.00	**3.85	**88
Weighted Average						131	42.6	52.9	0.7	105.4	0.00	3.45	97.7

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

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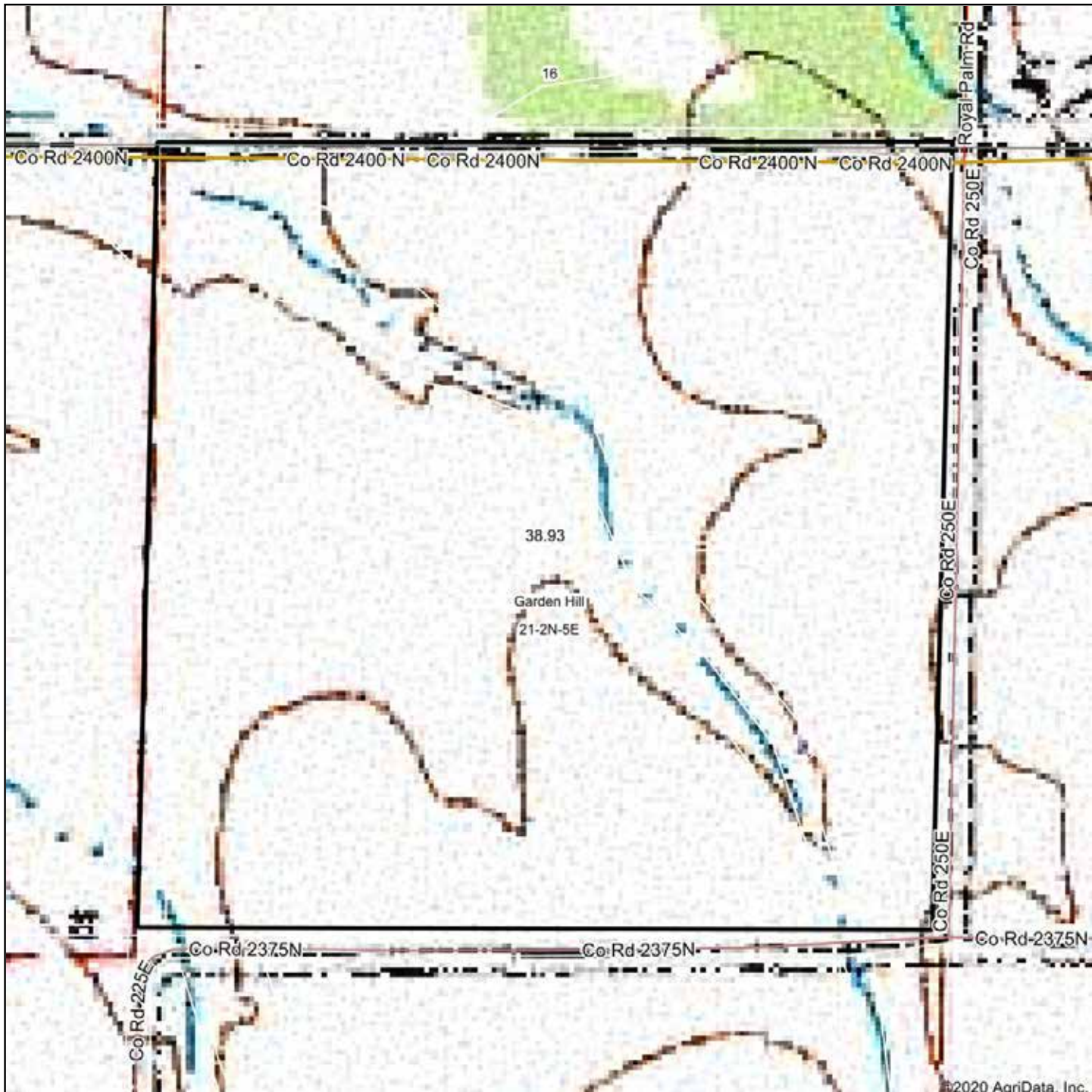
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

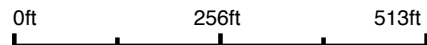
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHY MAP

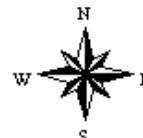
Wayne County: Tract 21



map center: 38° 36' 17.23, -88° 39' 5.53



21-2N-5E
Wayne County
Illinois



9/4/2020

Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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WETLANDS MAP

Wayne County: Tract 21



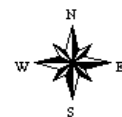
State: **Illinois**
 Location: **21-2N-5E**
 County: **Wayne**
 Township: **Garden Hill**
 Date: **9/4/2020**



Maps Provided By:



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0ft 396ft 793ft

Classification Code	Type	Acres
R4SBC	Riverine	0.87
Total Acres		0.87

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



FSA INFORMATION

FSA INFORMATION

Clay & Wayne County: Tracts 19-21

The USDA/FSA information provided here includes some acres NOT included in the auction property.

ILLINOIS CLAY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8078 Prepared : 9/17/20 9:33 AM Crop Year : 2020
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DCP Crop Data			
Tract 2656 Continued ...			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.93	0.00	84
Soybeans	6.74	0.00	23
TOTAL	16.67	0.00	
NOTES			

Tract Number	: 2658
Description	: S21 T2N R5E 17-191
FSA Physical Location	: ILLINOIS/WAYNE
ANSI Physical Location	: ILLINOIS/WAYNE
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: IRON HORSE ACRES, LLC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.04	39.04	39.04	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	39.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.61	0.00	84
Soybeans	12.62	0.00	23
TOTAL	31.23	0.00	
NOTES			

Tract Number	: 12177
Description	: S15 T2N R5E
FSA Physical Location	: ILLINOIS/CLAY
ANSI Physical Location	: ILLINOIS/CLAY
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None

FSA INFORMATION

Clay & Wayne County: Tracts 19-21

The USDA/FSA information provided here includes some acres NOT included in the auction property.

ILLINOIS CLAY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8078 Prepared : 9/17/20 9:33 AM Crop Year : 2020
-------------------------------------	--	---

Tract 12177 Continued ...

Owners : IRON HORSE ACRES, LLC
 Other Producers : None
 Recon ID : 17-025-2019-90

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.75	28.75	28.75	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	28.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	13.71	0.00	84
Soybeans	9.30	0.00	23
TOTAL	23.01	0.00	

NOTES

Tract Number : 12178

Description : S22 T2N R5E
 FSA Physical Location : ILLINOIS/WAYNE
 ANSI Physical Location : ILLINOIS/WAYNE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : IRON HORSE ACRES, LLC
 Other Producers : None
 Recon ID : 17-025-2019-90

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
18.34	14.24	14.24	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	14.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.79	0.00	84
Soybeans	4.60	0.00	23
TOTAL	11.39	0.00	

NOTES

FSA INFORMATION

Clay & Wayne County: Tracts 19-21

The USDA/FSA information provided here includes some acres NOT included in the auction property.

ILLINOIS CLAY Form: FSA-156EZ	 USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8078 Prepared : 9/17/20 9:33 AM Crop Year : 2020
-------------------------------------	--	--

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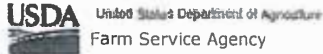
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Clay & Wayne County: Tracts 19-21

ARC/PLC Signup

Page 1 of 1



ARC/PLC Signup

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Farm Selection

Program Year: 2020 State: Illinois(17) County: Clay(025)
Name: IRON HORSE ACRES, LLC

Farm Number	Operator	Election Type	Contract Status
8078	[REDACTED]	PLC, ARC-County	Approved

- ARC/PLC Menu
- Welcome: KENDRA CRAIN
- Role: County Sign-Up
- State County Selection
- Search Selection
- Update Signatures
- Approve Contracts
- CCC Representative Electronic Approval
- Bulk Multiyear Rollover
- Cancel Contract Reports
- Producer Violations
- Email Address
- Nationwide Customer Service
- Physical County Breakout
- ARC-IC Yield
- IC Reporting
- IC Reporting Workbook
- Blank CCC-862
- Blank CCC-866
- Appendix

Screen ID: ArcSignupWebApplication-Web-24
Last Modified: 09/09/2020

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FSA INFORMATION

Clay & Wayne County: Tracts 19-21

The USDA/FSA information provided here includes some acres NOT included in the auction property.



United States
Department of
Agriculture

Clay County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created March 19, 2020

Farm 8078

Tract 2656

Tract Cropland Total: 20.83 acres

IL025_T2656

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FSA INFORMATION

Clay & Wayne County: Tracts 19-21



United States
Department of
Agriculture

Clay County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2020 Program Year

Map Created March 19, 2020

Farm 8078

Tract 2658

Tract Cropland Total: 39.04 acres

IL025_T2658

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FSA INFORMATION

Clay & Wayne County: Tracts 19-21



United States
Department of
Agriculture

Clay County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2020 Program Year

Map Created March 19, 2020

Farm 8078
Tract 12177

Tract Cropland Total: 28.75 acres

IL025_T12177








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

Clay & Wayne County: Tracts 19-21


 United States Department of Agriculture
 Clay County, Illinois



Common Land Unit  Non-Cropland  Cropland	Tract Boundary 	0 285 570 1,140  Feet	2020 Program Year Map Created March 19, 2020
Wetland Determination Identifiers  Restricted Use  Limited Restrictions  Exempt from Conservation Compliance Provisions	Tract Cropland Total: 14.24 acres		Farm 8078 Tract 12178 IL025_T12178

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).

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Clay County: Tract 19

Parcel Details for 1310100047

9/4/20, 4:55 PM

Property Information		
Parcel Number 13-10-100-047	Site Address SUMMIT ST XENIA, IL 62899	Owner Name & Address IRON HORSE ACRES LLC, C/O HANCOCK NATURAL RESOURCE GROUP INC 197 CLARENDON ST C-8-99 BOSTON, MA, 02116
Tax Year 2019 (Payable 2020) ▼		
Sale Status None	Neighborhood Code 4X	Land Use
Property Class 0021 - Farmland	Tax Code 13001 -	Tax Status Taxable
Net Taxable Value 3,421	Tax Rate 7.555000	Total Tax \$258.46
Township Xenia	Acres 19.4200	Mailing Address
Tract Number 1310100047	Lot Size	TIF Base Value 0
Legal Description SEC 10-2-5 PT LOT 6 NW & PT LOT 1 SW EX W 4.52 AC 19.42 AC		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	3,421	0	0	3,421
Department of Revenue	0	0	3,421	0	0	3,421
Board of Review Equalized	0	0	3,421	0	0	3,421
Board of Review	0	0	3,421	0	0	3,421
S of A Equalized	0	0	3,421	0	0	3,421
Supervisor of Assessments	0	0	3,421	0	0	3,421
Township Assessor	0	0	2,867	0	0	2,867
Prior Year Equalized	0	0	2,867	0	0	2,867

Billing			
	1st Installment (Due 08/07/2020)	2nd Installment (Due 10/07/2020)	Totals
Tax Billed	\$129.23	\$129.23	\$258.46
Penalty Billed	\$1.94	\$0.00	\$1.94
Cost Billed	\$0.00	\$0.00	\$0.00
Fees/Liens/SSA Billed	\$0.00	\$0.00	\$0.00
Total Billed	\$131.17	\$129.23	\$260.40
Amount Paid	\$0.00	\$0.00	\$0.00
Total Unpaid	\$131.17	\$129.23	\$260.40

No Exemptions

COUNTY TAX INFORMATION

Clay County: Tract 19

Parcel Details for 1310100047

9/4/20, 4:55 PM

Parcel Owner Information			
Name	Tax Bill	Address	Document #
IRON HORSE ACRES LLC	Y	C/O HANCOCK NATURAL RESOURCE GROUP INC 197 CLARENDON ST C-8-99 BOSTON, MA, 02116	195127

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2019	\$258.46	\$0.00	\$258.46
2018	\$222.64	\$222.64	\$0.00
2017	\$186.54	\$186.54	\$0.00

[Show 7 More](#)

No Redemptions

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2018	195127	Preferential Treatment	9/6/2018	WAMBLE MOUNTAIN FARMS LLC	IRON HORSE ACRES LLC	\$275,720.58	\$0.00	\$275,720.58
2017	192890	Arms Length Sale	10/13/2017	DL MULTI-COUNTY FARMS LLC #81161	WAMBLE MOUNTAIN FARMS LLC	\$215,794.00	\$0.00	\$215,794.00

Taxing Bodies		
District	Tax Rate	Extension
School District 35	3.973500	\$135.93
Clay County	1.725300	\$59.02
Xenia Township	0.639800	\$21.89
Olney Jr College	0.435900	\$14.91
Xenia Road District	0.368500	\$12.61
Xenia Fire District	0.303000	\$10.37
Xenia-Songer MTA	0.071900	\$2.46
County Ambulance	0.037100	\$1.27
TOTAL	7.555000	\$258.46

District	Amount
School District 35	\$135.93
Clay County	\$59.02
Xenia Township	\$21.89
Olney Jr College	\$14.91
Xenia Road District	\$12.61
Xenia Fire District	\$10.37
Xenia-Songer MTA	\$2.46
County Ambulance	\$1.27

COUNTY TAX INFORMATION

Clay County: Tract 20

Parcel Details for 1315400005

9/4/20, 4:56 PM

Property Information		
Parcel Number 13-15-400-005	Site Address HACKBERRY RD XENIA, IL 62899	Owner Name & Address IRON HORSE ACRES LLC, C/O HANCOCK NATURAL RESOURCE GROUP INC 197 CLARENDON ST C-8-99 BOSTON, MA, 02116
Tax Year 2019 (Payable 2020) ▼		
Sale Status None	Neighborhood Code 4X	Land Use
Property Class 0021 - Farmland	Tax Code 13001 -	Tax Status Taxable
Net Taxable Value 3,022	Tax Rate 7.555000	Total Tax \$228.32
Township Xenia	Acres 20.0000	Mailing Address
Tract Number 1315400005	Lot Size	TIF Base Value 0
Legal Description SEC 15-2-5 N/2 SE SE 20 AC		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	3,022	0	0	3,022
Department of Revenue	0	0	3,022	0	0	3,022
Board of Review Equalized	0	0	3,022	0	0	3,022
Board of Review	0	0	3,022	0	0	3,022
S of A Equalized	0	0	3,022	0	0	3,022
Supervisor of Assessments	0	0	3,022	0	0	3,022
Township Assessor	0	0	2,439	0	0	2,439
Prior Year Equalized	0	0	2,439	0	0	2,439

Billing			
	1st Installment (Due 08/07/2020)	2nd Installment (Due 10/07/2020)	Totals
Tax Billed	\$114.16	\$114.16	\$228.32
Penalty Billed	\$1.71	\$0.00	\$1.71
Cost Billed	\$0.00	\$0.00	\$0.00
Fees/Liens/SSA Billed	\$0.00	\$0.00	\$0.00
Total Billed	\$115.87	\$114.16	\$230.03
Amount Paid	\$0.00	\$0.00	\$0.00
Total Unpaid	\$115.87	\$114.16	\$230.03

No Exemptions

COUNTY TAX INFORMATION

Clay County: Tract 20

Parcel Details for 1315400005

9/4/20, 4:56 PM

Parcel Owner Information			
Name	Tax Bill	Address	Document #
IRON HORSE ACRES LLC	Y	C/O HANCOCK NATURAL RESOURCE GROUP INC 197 CLARENDON ST C-8-99 BOSTON, MA, 02116	195127

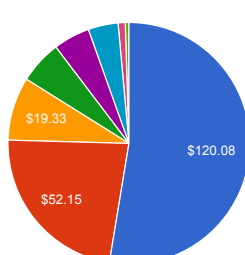
Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2019	\$228.32	\$0.00	\$228.32
2018	\$189.42	\$189.42	\$0.00
2017	\$150.78	\$150.78	\$0.00

[Show 9 More](#)

No Redemptions

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2018	195127	Preferential Treatment	9/6/2018	WAMBLE MOUNTAIN FARMS LLC	IRON HORSE ACRES LLC	\$275,720.58	\$0.00	\$275,720.58
2017	192890	Arms Length Sale	10/13/2017	DL MULTI-COUNTY FARMS LLC #81161	WAMBLE MOUNTAIN FARMS LLC	\$215,794.00	\$0.00	\$215,794.00

Taxing Bodies		
District	Tax Rate	Extension
School District 35	3.973500	\$120.08
Clay County	1.725300	\$52.15
Xenia Township	0.639800	\$19.33
Olney Jr College	0.435900	\$13.17
Xenia Road District	0.368500	\$11.14
Xenia Fire District	0.303000	\$9.16
Xenia-Songer MTA	0.071900	\$2.17
County Ambulance	0.037100	\$1.12
TOTAL	7.555000	\$228.32



- School District 35
- Clay County
- Xenia Township
- Olney Jr College
- Xenia Road District
- Xenia Fire District
- Xenia-Songer MTA
- County Ambulance

COUNTY TAX INFORMATION

Clay County: Tract 20

Parcel Details for 1315400006

9/4/20, 4:56 PM

Property Information		
Parcel Number 13-15-400-006	Site Address HACKBERRY RD XENIA, IL 62899	Owner Name & Address IRON HORSE ACRES LLC, C/O HANCOCK NATURAL RESOURCE GROUP INC 197 CLARENDON ST C-8-99 BOSTON, MA, 02116
Tax Year 2019 (Payable 2020) ▼		
Sale Status None	Neighborhood Code 4X	Land Use
Property Class 0021 - Farmland	Tax Code 13001 -	Tax Status Taxable
Net Taxable Value 1,347	Tax Rate 7.555000	Total Tax \$101.78
Township Xenia	Acres 10.0000	Mailing Address
Tract Number 1315400006	Lot Size	TIF Base Value 0
Legal Description SEC 15-2-5 SW SE SE 10 AC		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	1,347	0	0	1,347
Department of Revenue	0	0	1,347	0	0	1,347
Board of Review Equalized	0	0	1,347	0	0	1,347
Board of Review	0	0	1,347	0	0	1,347
S of A Equalized	0	0	1,347	0	0	1,347
Supervisor of Assessments	0	0	1,347	0	0	1,347
Township Assessor	0	0	1,056	0	0	1,056
Prior Year Equalized	0	0	1,056	0	0	1,056

Billing			
	1st Installment (Due 08/07/2020)	2nd Installment (Due 10/07/2020)	Totals
Tax Billed		\$50.89	\$50.89
Penalty Billed		\$0.76	\$0.00
Cost Billed		\$0.00	\$0.00
Fees/Liens/SSA Billed		\$0.00	\$0.00
Total Billed		\$51.65	\$50.89
Amount Paid		\$0.00	\$0.00
Total Unpaid		\$51.65	\$50.89

No Exemptions

COUNTY TAX INFORMATION

Clay County: Tract 20

Parcel Details for 1315400006

9/4/20, 4:56 PM

Parcel Owner Information			
Name	Tax Bill	Address	Document #
IRON HORSE ACRES LLC	Y	C/O HANCOCK NATURAL RESOURCE GROUP INC 197 CLARENDON ST C-8-99 BOSTON, MA, 02116	195127

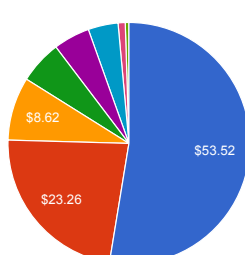
Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2019	\$101.78	\$0.00	\$101.78
2018	\$82.02	\$82.02	\$0.00
2017	\$62.52	\$62.52	\$0.00

[Show 9 More](#)

No Redemptions

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2018	195127	Preferential Treatment	9/6/2018	WAMBLE MOUNTAIN FARMS LLC	IRON HORSE ACRES LLC	\$275,720.58	\$0.00	\$275,720.58
2017	192890	Arms Length Sale	10/13/2017	DL MULTI-COUNTY FARMS LLC #81161	WAMBLE MOUNTAIN FARMS LLC	\$215,794.00	\$0.00	\$215,794.00

Taxing Bodies		
District	Tax Rate	Extension
School District 35	3.973500	\$53.52
Clay County	1.725300	\$23.26
Xenia Township	0.639800	\$8.62
Olney Jr College	0.435900	\$5.87
Xenia Road District	0.368500	\$4.96
Xenia Fire District	0.303000	\$4.08
Xenia-Songer MTA	0.071900	\$0.97
County Ambulance	0.037100	\$0.50
TOTAL	7.555000	\$101.78





- School District 35
- Clay County
- Xenia Township
- Olney Jr College
- Xenia Road District
- Xenia Fire District
- Xenia-Songer MTA
- County Ambulance

COUNTY TAX INFORMATION

Wayne County: Tracts 20 & 21



1

WAYNE COUNTY PROPERTY TAX STATEMENT															
2018 Taxes Payable in 2019						Statement #: 9584									
DONNA MASTERSON WAYNE COUNTY COLLECTOR 301 E MAIN ST., STE 201 FAIRFIELD, IL 62837 Phone: 618-842-5087				Property Index Number (PIN): 08-22-004-006				Alternate PIN: 0122200002							
				Property Owner: IRON00001 IRON HORSE ACRES LLC				Taxing Code: 08001							
Mail To: IRON00001				Township: GARDEN HILL TOWNSHIP				Mailing Code:							
				Property Address: -				Land/Lot Acres: 0.00							
IRON HORSE ACRES LLC C/O HANCOCK FARMLAND SERVICES 1803 WOODFIELD DR STE B SAVOY, IL 61874-9505				Property Class: 0021 - Farmland without Improvements				Farmland Acres: 10.00							
				Township: 2N Section: 22 Range: 5E				Total Acres: 10.00							
Payment Information Make Checks Payable To: WAYNE COUNTY COLLECTOR Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.				Legal Description: S22 T2N R5E NW NE NE. 2018-2254 SWD 9-11-18 01-22-200-002				BOR Equalization Factors:							
				IDOR Equalization Factor: 1.00000				Assessed Valuation							
Tax District Breakdown				Fair Cash Value (Non-Farm): \$0				Land/Lot: 1.00000 Building: 1.00000 Farmland: 1.00000 Farm Building: 1.00000							
				Taxable Bill Calculation				Total Assd Valuation: 916 - Home Improvements: 0 - Disabled Veterans: 0							
Taxing Districts				Prior Year				Current Year(2019)							
				Adjusted AV: 916 X IDOR Equalization Factor: 1.00000				Equalized AV: 916							
		Rate		Tax		Rate		Tax		%					
CLAY CO UNIT 35		4.12311		28.66		4.10178		37.57		58.02					
GARDEN HILL TOWNSHIP		1.24263		8.64		1.09018		9.99		15.42					
IL EASTERN JC 529		0.44501		3.09		0.44175		4.05		6.25					
MULTI-TWP ASSESSOR 1		0.03268		0.23		0.02960		0.27		0.42					
SPEC SVC AREA 2		0.23666		1.64		0.21553		1.97		3.05					
WAYNE COUNTY		0.87911		6.11		0.86574		7.93		12.24					
XENIA FIRE DIST		0.33843		2.35		0.32487		2.98		4.60					
Grand Totals:		7.29763		50.72		7.06945		64.76		100.0					
For a license plate discount and / or a mass transit benefit for persons with disabilities and seniors, complete the Benefit Access Application online at http://www.state.il.us/aging/bap/default.htm Funding was discontinued for the property tax relief grant on July 1, 2012. For help applying, contact the Senior Helpline at 1-800-254-8966 or 1-888-206-1327 (TTY). You may be eligible for various exemptions. Please contact the County Assessment Office at 618-842-2582 for information. No Personal Checks after 10 December, 2019. NSF Checks will void payment and incur a charge of \$25.00.															
						Taxable Value: 916 X Tax Rate: 7.06945 Tax Amount: 64.76 + Drainage District Fees: 0.00 Final Tax Amount Due: 64.76									
		First		Installment		Second		10/10/2019		11/22/2019					
		32.38		Amount Due		32.38		Due Date		32.38					
Bank		Check		Money Order		Box		Cash		Mail					
Tax Year: 2018		Property Index #: 08-22-004-006		Tax Year: 2018		Property Index #: 08-22-004-006									
RETURN STUB WITH PAYMENT						RETURN STUB WITH PAYMENT									
Due Date: 10/10/2019				Amount Due: 0.00				Due Date: 11/22/2019				Amount Due: 0.00			
Date Paid: 10/10/2019				Amount Paid: 32.38				Date Paid: 10/10/2019				Amount Paid: 32.38			
If Paying Past the Due Date:						If Paying Past the Due Date:									
On or After 10/11/2019						On or After 11/23/2019									
First Installment						Second Installment									
On or After 11/11/2019						On or After 12/23/2019 Contact Treasurer's Office									
1						2									
On or After 12/11/2019															
On or After 01/11/2020 Contact Treasurer's Office															
Owner: IRON00001 IRON HORSE ACRES LLC						Owner: IRON00001 IRON HORSE ACRES LLC									
County: WAYNE COUNTY						County: WAYNE COUNTY									
															
Statement #: 9584						Statement #: 9584 Total Tax: 64.76									

COUNTY TAX INFORMATION

Wayne County: Tracts 20 & 21



1

WAYNE COUNTY PROPERTY TAX STATEMENT																																																																																
2018 Taxes Payable in 2019						Statement #: 7957																																																																										
DONNA MASTERSON WAYNE COUNTY COLLECTOR 301 E MAIN ST., STE 201 FAIRFIELD, IL 62837 Phone: 618-842-5087				Property Index Number (PIN): 08-22-004-005				Alternate PIN: 0122200003																																																																								
				Property Owner: IRON00001 IRON HORSE ACRES LLC				Taxing Code: 08001																																																																								
Mail To: IRON00001				Township: GARDEN HILL TOWNSHIP				Mailing Code:																																																																								
				Property Address: -				Land/Lot Acres: 0.00																																																																								
IRON HORSE ACRES LLC C/O HANCOCK FARMLAND SERVICES 1803 WOODFIELD DR STE B SAVOY, IL 61874-9505				Property Class: 0021 - Farmland without Improvements				Farmland Acres: 10.00																																																																								
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Payment Information Make Checks Payable To: WAYNE COUNTY COLLECTOR Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.				Legal Description: S22 T2N R5E				BOR Equalization Factors:																																																																								
				NE NE NE. 2018-22-54 SWD 9-11-18 01-22-200-003				Assessed Valuation																																																																								
IDOR Equalization Factor: 1.00000				Fair Cash Value (Non-Farm): \$0				Taxable Bill Calculation																																																																								
				Tax District Breakdown <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Taxing Districts</th> <th colspan="3">Prior Year</th> <th colspan="3">Current Year(2019)</th> </tr> <tr> <th>Rate</th> <th>Tax</th> <th>Rate</th> <th>Tax</th> <th>%</th> <th>Pension</th> </tr> </thead> <tbody> <tr> <td>CLAY CO UNIT 35</td> <td>4.12311</td> <td>21.56</td> <td>4.10178</td> <td>28.26</td> <td>58.02</td> <td>2.87</td> </tr> <tr> <td>GARDEN HILL TOWNSHIP</td> <td>1.24263</td> <td>6.50</td> <td>1.09018</td> <td>7.51</td> <td>15.42</td> <td>0.22</td> </tr> <tr> <td>IL EASTERN JC 529</td> <td>0.44501</td> <td>2.33</td> <td>0.44175</td> <td>3.04</td> <td>6.25</td> <td>0.10</td> </tr> <tr> <td>MULTI-TWP ASSESSOR 1</td> <td>0.03268</td> <td>0.17</td> <td>0.02960</td> <td>0.20</td> <td>0.42</td> <td>0.00</td> </tr> <tr> <td>SPEC SVC AREA 2</td> <td>0.23666</td> <td>1.24</td> <td>0.21553</td> <td>1.49</td> <td>3.05</td> <td>0.00</td> </tr> <tr> <td>WAYNE COUNTY</td> <td>0.87911</td> <td>4.60</td> <td>0.86574</td> <td>5.96</td> <td>12.24</td> <td>2.30</td> </tr> <tr> <td>XENIA FIRE DIST</td> <td>0.33843</td> <td>1.77</td> <td>0.32487</td> <td>2.24</td> <td>4.60</td> <td>0.00</td> </tr> <tr> <td>Grand Totals:</td> <td>7.29763</td> <td>38.18</td> <td>7.06945</td> <td>48.72</td> <td>100.0</td> <td></td> </tr> </tbody> </table>				Taxing Districts	Prior Year			Current Year(2019)			Rate	Tax	Rate	Tax	%	Pension	CLAY CO UNIT 35	4.12311	21.56	4.10178	28.26	58.02	2.87	GARDEN HILL TOWNSHIP	1.24263	6.50	1.09018	7.51	15.42	0.22	IL EASTERN JC 529	0.44501	2.33	0.44175	3.04	6.25	0.10	MULTI-TWP ASSESSOR 1	0.03268	0.17	0.02960	0.20	0.42	0.00	SPEC SVC AREA 2	0.23666	1.24	0.21553	1.49	3.05	0.00	WAYNE COUNTY	0.87911	4.60	0.86574	5.96	12.24	2.30	XENIA FIRE DIST	0.33843	1.77	0.32487	2.24	4.60	0.00	Grand Totals:	7.29763	38.18	7.06945	48.72	100.0		Land/Lot: 1.00000 Building: 1.00000 Farmland: 1.00000 Farm Building: 1.00000			
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			First			Installment			Second																																																																							
			10/10/2019			Due Date			11/22/2019																																																																							
			24.36			Amount Due			24.36																																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Bank</td><td>Check</td><td>Money Order</td><td>Box</td><td>Cash</td><td>Mail</td> </tr> </table>				Bank	Check	Money Order	Box	Cash	Mail	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Bank</td><td>Check</td><td>Money Order</td><td>Box</td><td>Cash</td><td>Mail</td> </tr> </table>				Bank	Check	Money Order	Box	Cash	Mail																																																													
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Tax Year: 2018 Property Index #: 08-22-004-005						Tax Year: 2018 Property Index #: 08-22-004-005																																																																										
RETURN STUB WITH PAYMENT						RETURN STUB WITH PAYMENT																																																																										
Due Date: 10/10/2019			Amount Due: 0.00			Due Date: 11/22/2019			Amount Due: 0.00																																																																							
Date Paid: 10/10/2019			Amount Paid: 24.36			Date Paid: 10/10/2019			Amount Paid: 24.36																																																																							
If Paying Past the Due Date: On or After 10/11/2019 On or After 11/11/2019 On or After 12/11/2019 On or After 01/11/2020 Contact Treasurer's Office						If Paying Past the Due Date: On or After 11/23/2019 On or After 12/23/2019 Contact Treasurer's Office																																																																										
First Installment						Second Installment																																																																										
1						2																																																																										
Owner: IRON00001 IRON HORSE ACRES LLC County: WAYNE COUNTY						Owner: IRON00001 IRON HORSE ACRES LLC County: WAYNE COUNTY																																																																										
																																																																																
Statement #: 7957						Statement #: 7957 Total Tax: 48.72																																																																										

COUNTY TAX INFORMATION

Wayne County: Tracts 20 & 21


1

WAYNE COUNTY PROPERTY TAX STATEMENT												
2018 Taxes Payable in 2019						Statement #: 11986						
DONNA MASTERSON WAYNE COUNTY COLLECTOR 301 E MAIN ST., STE 201 FAIRFIELD, IL 62837 Phone: 618-842-5087			Property Index Number (PIN): 08-21-003-008			Alternate PIN: 0121100002						
			Property Owner: IRON00001 IRON HORSE ACRES LLC			Township: GARDEN HILL TOWNSHIP			Taxing Code: 08001			
Mail To: IRON00001			Property Address: -			Mailing Code:			Land/Lot Acres: 0.00			
			Property Class: 0021 - Farmland without Improvements			Township: 2N			Section: 21			Range: 5E
IRON HORSE ACRES LLC C/O HANCOCK FARMLAND SERVICES 1803 WOODFIELD DR STE B SAVOY, IL 61874-9505			Legal Description: S21 T2N R5E			NE NW.			2018-2254 SWD 9-11-18			
			2018-2254 SWD 9-11-18			01-21-100-002			BOR Equalization Factors:			Assessed Valuation
Payment Information Make Checks Payable To: WAYNE COUNTY COLLECTOR Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.			IDOR Equalization Factor: 1.00000			Taxable Bill Calculation			Total Assd Valuation: 4,104			
			Fair Cash Value (Non-Farm): \$0			- Home Improvements: 0			- Disabled Veterans: 0			Adjusted AV: 4,104
Tax District Breakdown												
Taxing Districts			Prior Year			Current Year(2019)			X IDOR Equalization Factor: 1.00000			
	Rate	Tax	Rate	Tax	%	Pension	Equalized AV: 4,104					
CLAY CO UNIT 35	4.12311	130.25	4.10178	168.34	58.02	17.11	- General Homestead: 0					
GARDEN HILL TOWNSHIP	1.24263	39.25	1.09018	44.74	15.42	1.32	- Senior Homestead: 0					
IL EASTERN JC 529	0.44501	14.06	0.44175	18.13	6.25	0.61	- SCAFHE: 0					
MULTI-TWP ASSESSOR 1	0.03268	1.03	0.02960	1.21	0.42	0.00	- Disabled Persons: 0					
SPEC SVC AREA 2	0.23666	7.48	0.21553	8.85	3.05	0.00	- Disabled Veterans (Standard): 0					
WAYNE COUNTY	0.87911	27.77	0.86574	35.53	12.24	13.64	- Returning Veterans: 0					
XENIA FIRE DIST	0.33843	10.69	0.32487	13.33	4.60	0.00	- Natural Disaster Homestead: 0					
							- Historical Freeze: 0					
							- Frat. / Vet. Org. Freeze: 0					
Grand Totals:							Taxable Value: 4,104					
							X Tax Rate: 7.06945					
							Tax Amount: 290.14					
							+ Drainage District Fees: 0.00					
							Final Tax Amount Due: 290.14					
For a license plate discount and / or a mass transit benefit for persons with disabilities and seniors, complete the Benefit Access Application online at http://www.state.il.us/aging/bap/default.htm Funding was discontinued for the property tax relief grant on July 1, 2012. For help applying, contact the Senior Helpline at 1-800-254-8966 or 1-888-206-1327 (TTY). You may be eligible for various exemptions. Please contact the County Assessment Office at 618-842-2582 for information. No Personal Checks after 10 December, 2019. NSF Checks will void payment and incur a charge of \$25.00.							First	Installment	Second			
							10/10/2019	Due Date	11/22/2019			
							145.07	Amount Due	145.07			
Bank	Check	Money Order	Box	Cash	Mail		Bank	Check	Money Order	Box	Cash	Mail
Tax Year: 2018 Property Index #: 08-21-003-008						Tax Year: 2018 Property Index #: 08-21-003-008						
RETURN STUB WITH PAYMENT						RETURN STUB WITH PAYMENT						
Due Date: 10/10/2019			Amount Due: 0.00			Due Date: 11/22/2019			Amount Due: 0.00			
Date Paid: 10/10/2019			Amount Paid: 145.07			Date Paid: 10/10/2019			Amount Paid: 145.07			
If Paying Past the Due Date:						If Paying Past the Due Date:						
On or After 10/11/2019			First Installment			On or After 11/23/2019			Second Installment			
On or After 11/11/2019			1			On or After 12/23/2019			Contact Treasurer's Office			
On or After 12/11/2019									2			
On or After 01/11/2020			Contact Treasurer's Office									
Owner: IRON00001 IRON HORSE ACRES LLC						Owner: IRON00001 IRON HORSE ACRES LLC						
County: WAYNE COUNTY						County: WAYNE COUNTY						
												
Statement #: 11986						Statement #: 11986 Total Tax: 290.14						

PRELIMINARY TITLE

PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

 <p>First American Commitment</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-1014212-11-WA1</p>
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COMMITMENT FOR TITLE INSURANCE

Issued By
FIRST AMERICAN TITLE INSURANCE COMPANY
NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions;

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.


This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

 Schedule A	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-11-WA1
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Transaction Identification Data for reference only:

Commitment No.: NCS-1014212-11-WA1

Issuing Office: 920 Fifth Avenue, Suite 1200, Seattle, WA 98104

Property Address: Xenia, , IL

Customer Reference:

Revision Date: 7/6/20-Remove Assignment of Oil and Gas

Lease-2017-2837-does not affect

Rev. 09/11/2020, Update Eff date, taxes, Add'l Req.#13

Title Inquiries to:

Escrow Inquiries to:

SCHEDULE A

1. Commitment Date: August 25, 2020 (Wayne County) and August 27, 2020 (Clay County)
2. Policy to be issued:
 - (a) 2006 ALTA® Owners Policy
Proposed Insured: To Be Determined
Proposed Policy Amount: \$1,000.00
 - (b) 2006 ALTA® Loan Policy
Proposed Insured:None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Title 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:](#)

Iron Horse Acres LLC, a Delaware limited liability company

4. The Land referred to in this Commitment is described as follows:

PARCEL 1:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, WAYNE COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, WAYNE COUNTY, ILLINOIS.

PARCEL 3:

LOT NUMBER 6 OF THE NORTHWEST QUARTER AND 2.45 ACRES OF UNIFORM WIDTH OFF THE NORTH SIDE OF LOT NUMBER 1 OF THE SOUTHWEST QUARTER, ALL IN SECTION 10,

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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT OF RECORD IN THE RECORDER'S OFFICE OF CLAY COUNTY, ILLINOIS, IN PLAT [RECORD "A" ON PAGE 193](#), SITUATED IN CLAY COUNTY, ILLINOIS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED LAND: BEGINNING ON AN IRON PIN SET ON THE EAST RIGHT OF WAY OF FAIRFIELD ROAD BEING 200.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT NUMBER 6, THENCE SOUTH 88 DEGREES 55 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 10.63 FEET; THENCE SOUTH 86 DEGREES 19 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 85.00 FEET TO SAID EAST RIGHT OF WAY; THENCE NORTH 01 DEGREES 17 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 17.67 FEET TO THE POINT OF BEGINNING, AS RESERVED IN WARRANTY DEED FROM LESLIE C. GRIFFITH TO BILL STEWART AND MARJORIE STEWART, RECORDED JUNE 23, 2010 AS DOC. NO. [170981](#). EXCEPT THE FOLLOWING TRACT: BEGINNING ON AN IRON PIN SET ON THE EAST RIGHT OF WAY OF FAIRFIELD ROAD BEING 200.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6 FOUND IN PLAT [RECORD "A" ON PAGE 193](#) IN THE RECORDER'S OFFICE OF CLAY COUNTY, ILLINOIS, THENCE SOUTH 88 DEGREES 55 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 300.00 FEET TO AN IRON PIN SET; THENCE NORTH 01 DEGREES 17 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 17.09 FEET TO AN IRON PIN SET IN AN EXISTING FENCE LINE; THENCE NORTH 85 DEGREES 42 MINUTES 12 SECONDS EAST ALONG SAID EXISTING FENCE LINE FOR A DISTANCE OF 214.03 FEET TO AN EXISTING FENCE POST; THENCE SOUTH 01 DEGREES 04 MINUTES 26 SECONDS WEST ALONG AN EXISTING FENCE LINE FOR A DISTANCE OF 604.47 FEET TO AN EXISTING FENCE POST; THENCE NORTH 89 DEGREES 15 MINUTES 59 SECONDS WEST ALONG AN EXISTING FENCE LINE ON THE SOUTH LINE OF THE NORTH 2.45 ACRES OF LOT NUMBER 1 FOR A DISTANCE OF 488.76 FEET TO AN EXISTING FENCE POST ON SAID EAST RIGHT OF WAY OF FAIRFIELD ROAD; THENCE NORTH 01 DEGREES 17 MINUTES 56 SECONDS WEST, PARALLEL WITH AND 29 FEET EAST OF THE CENTERLINE OF SAID FAIRFIELD ROAD, FOR A DISTANCE OF 570.74 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING.

PARCEL 4:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN CLAY COUNTY, ILLINOIS.

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.


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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

 Schedule BI & BII	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company File No: NCS-1014212-11-WA1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Release of Financing Statement recorded February 7, 2017 as Document No. [2017-00000591](#) of Official Records, naming Stephen Darren Lewis, as Debtor, and DL Multi-County Farms LLC, as Secured Party, as affected by UCC Assignment naming Wamble Mountain Farms, LLC, as Secured Party, recorded November 6, 2017 as Document No. 2017-000002833 of Official Records.

Assignment of Financing Statement, recorded April 24, 2019 as document 2019-00001031.

(Affects Parcels 1 and 2)

6. Release of Financing Statement recorded February 7, 2017 as Document No. [D190945](#) of Official Records, naming Stephen Darren Lewis, as Debtor, and DL Multi-County Farms LLC, as Secured Party, as affected by UCC Assignment naming Wamble Mountain Farms, LLC, as Secured Party, recorded November 6, 2017 as Document No. [D192891](#) of Official Records.

Assignment of Financing Statement recorded April 16, 2019 as document [D196430](#).

(Affects Parcels 3 and 4)

7. 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.
8. Submit proof satisfactory to the Company of completion of improvements, including tenant improvements, and satisfactory evidence that all contracts for labor, materials and services have been paid in full.

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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

9. 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 Wayne 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).
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 Clay 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. This Company must be provided with the following for Iron Horse Acres LLC, a Delaware limited liability company, for review, prior to closing:
 1. Articles of Organization and all amendments thereto.
 2. Operating Agreement authorizing the sale or encumbrance of the property described under Schedule A hereof and setting forth the Entity authorized to act on behalf of said limited liability company in this transaction.
 3. Current Certificate of Good Standing for said limited liability company from the jurisdiction in which the limited liability company is chartered and evidence of authority to conduct business in the State of Illinois, if applicable.
 4. Receipt of an Affidavit signed by all members of the limited liability company certifying that:
 - i. They are the only members at the date of execution and delivery of the instrument(s) required herein;
 - ii. That said company has not been dissolved by a voluntary act;
 - iii. That said execution and delivery of the instruments required in the transaction to be insured are in accordance with all operative terms of the Operation Agreement of said company.
12. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:
 - 1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.
 - 2) 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; and (ii) the Laws of the State of Illinois.
 - 3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.
13. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.


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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

 <p>Schedule BI & BII (Cont.)</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-1014212-11-WA1</p>
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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Part One:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by 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/NSPS land title survey standards for commercial/industrial property.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

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Form 50000317 (4-24-18)	Page 8 of 11	ALTA Commitment for Title Insurance (8-1-16) Illinois
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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

 Schedule BII (Cont.)	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-11-WA1
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SCHEDULE B, PART II (Continued) Exceptions (Continued)

Part Two:

1. General real estate taxes for the year(s) 2019, 2020 and subsequent years.
The first installment of the 2018 taxes in the amount of \$24.36 is paid.
The final installment of the 2018 taxes in the amount of \$24.36 is paid.
The 2019 and 2020 taxes are not yet ascertainable or payable.
Permanent Index Number: 08-22-004-005 (Affects Part of Parcel 1)
If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
2. General real estate taxes for the year(s) 2019 and 2020 and subsequent years.
The first installment of the 2018 taxes in the amount of \$32.38 is paid.
The final installment of the 2018 taxes in the amount of \$32.38 is paid.
The 2019 and 2020 taxes are not yet ascertainable or payable.
Permanent Index Number: 08-22-004-006 (Affects Remainder of Parcel 1)
If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
3. General real estate taxes for the year(s) 2019, 2020 and subsequent years.
The first installment of the 2018 taxes in the amount of \$145.07 is paid.
The final installment of the 2018 taxes in the amount of \$145.07 is paid.
The 2019 and 2020 taxes are not yet ascertainable or payable.
Permanent Index Number: 08-21-003-008 (Affects Parcel 2)

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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

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

4. General real estate taxes for the year(s) 2019, 2020 and subsequent years.

The first installment of the 2019 taxes in the amount of \$129.23 is not paid and delinquent after August 07, 2020.

The final installment of the 2019 taxes in the amount of \$129.23 is due October 07, 2020.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 13-10-100-047 (Affects Parcel 3)

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

5. General real estate taxes for the year(s) 2019, 2020 and subsequent years.

The first installment of the 2019 taxes in the amount of \$114.16 is not paid and delinquent after August 07, 2020.

The final installment of the 2019 taxes in the amount of \$114.16 is due October 07, 2020.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 13-15-400-005 (Affects Part of parcel 4)

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

6. General real estate taxes for the year(s) 2019, 2020 and subsequent years.

The first installment of the 2019 taxes in the amount of \$50.89 is not paid and delinquent after August 07, 2020.

The final installment of the 2019 taxes in the amount of \$50.89 is due October 07, 2020.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 13-15-400-006 (Affects the Remainder of Parcel 4)

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

7. Unrecorded lease in favor of Stephen Darren Lewis as disclosed by prior title evidence.

8. Terms, conditions and provisions of Reservations contained in Deed dated March 22, 1954 and recorded March 19, 1954 in [Book 212 at page 215](#).

(Affects Parcel 1 and Parcel 2)

9. Terms, conditions and provisions of Reservations contained in Deed dated April 10, 1978 and recorded November 24, 1987 as document [85941](#).

(Affects Parcel 4)

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PRELIMINARY TITLE

Clay & Wayne County: Tracts 19-21

10. Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement.

(Affects Parcel 3)
11. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

(Affects all parcels)
12. 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.

(Affects all parcels)
13. Minerals or mineral rights or any other subsurface substances (including, without limitations, oil, gas and coal) and all rights incidents thereto, now or previously leased, granted, excepted or reserved.
14. Existing unrecorded leases, if any, and rights of all parties claiming thereunder, as Tenants only, with no options to purchase or rights of first refusal.

End of Schedule B

JM

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PHOTOS

PHOTOS



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SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



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