

Illinois

VIRTUAL LAND AUCTION

386[±]
acres

Offered in 7 Tracts in Stark
County, IL | Part of an 1,132[±],
21 Tract Auction

INFORMATION BOOK

- 364[±] Cropland Acres Per FSA
- Productive Cropland
- High Percent Tillable Tracts
- Hunting & Recreational Potential
- Tracts Ranging from 36[±] Acres to 80[±] Acres

Saturday, October 31 • 10am CST

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com



ONLINE BIDDING AVAILABLE

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:

Jason Minnaert • 309.489.6024 #475.182783

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

BOOKLET INDEX

- **BIDDER REGISTRATION FORM**
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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

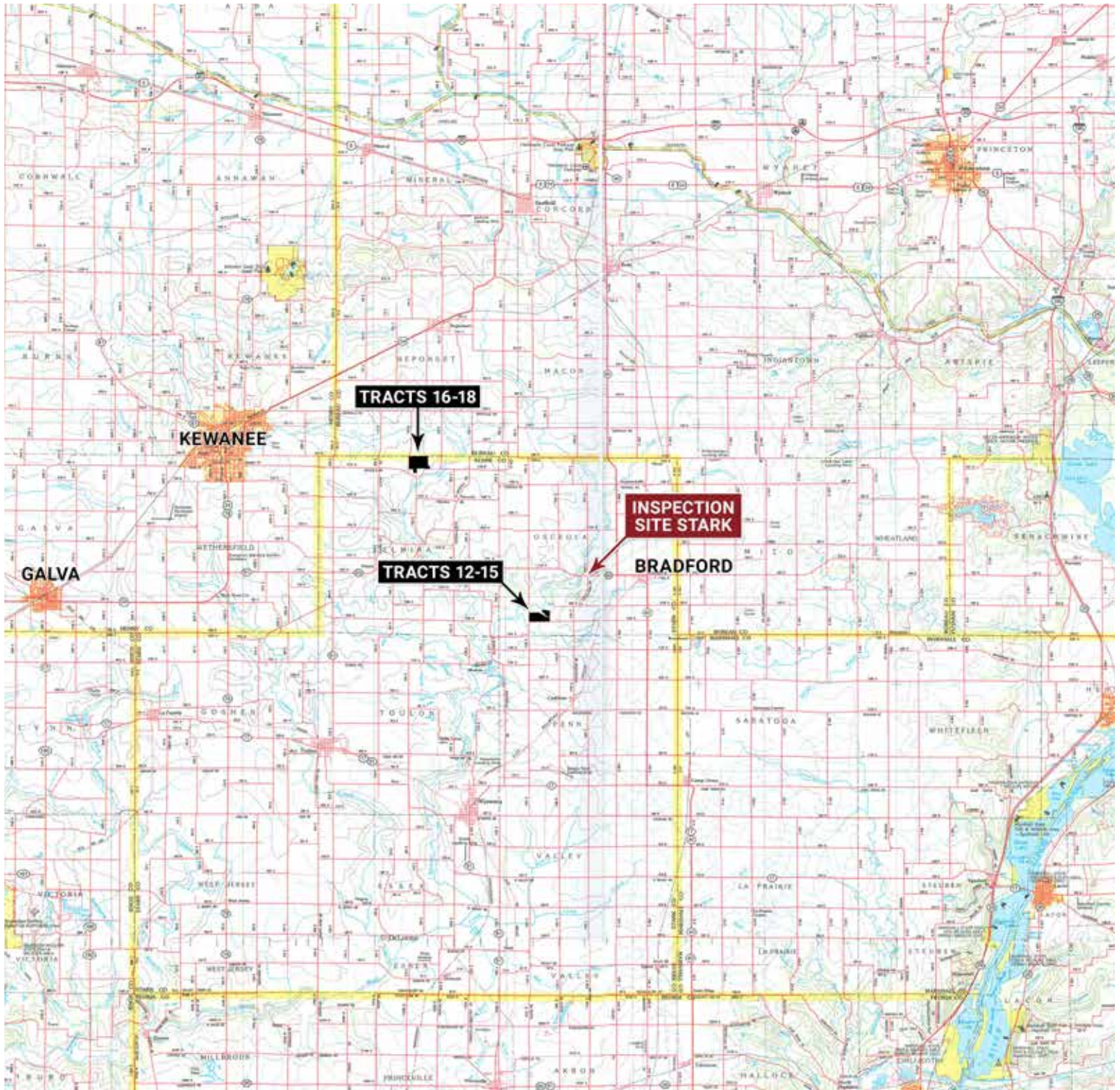
**Questions about the PROPERTY or PHONE BIDDING.... Call
800-451-2709**

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



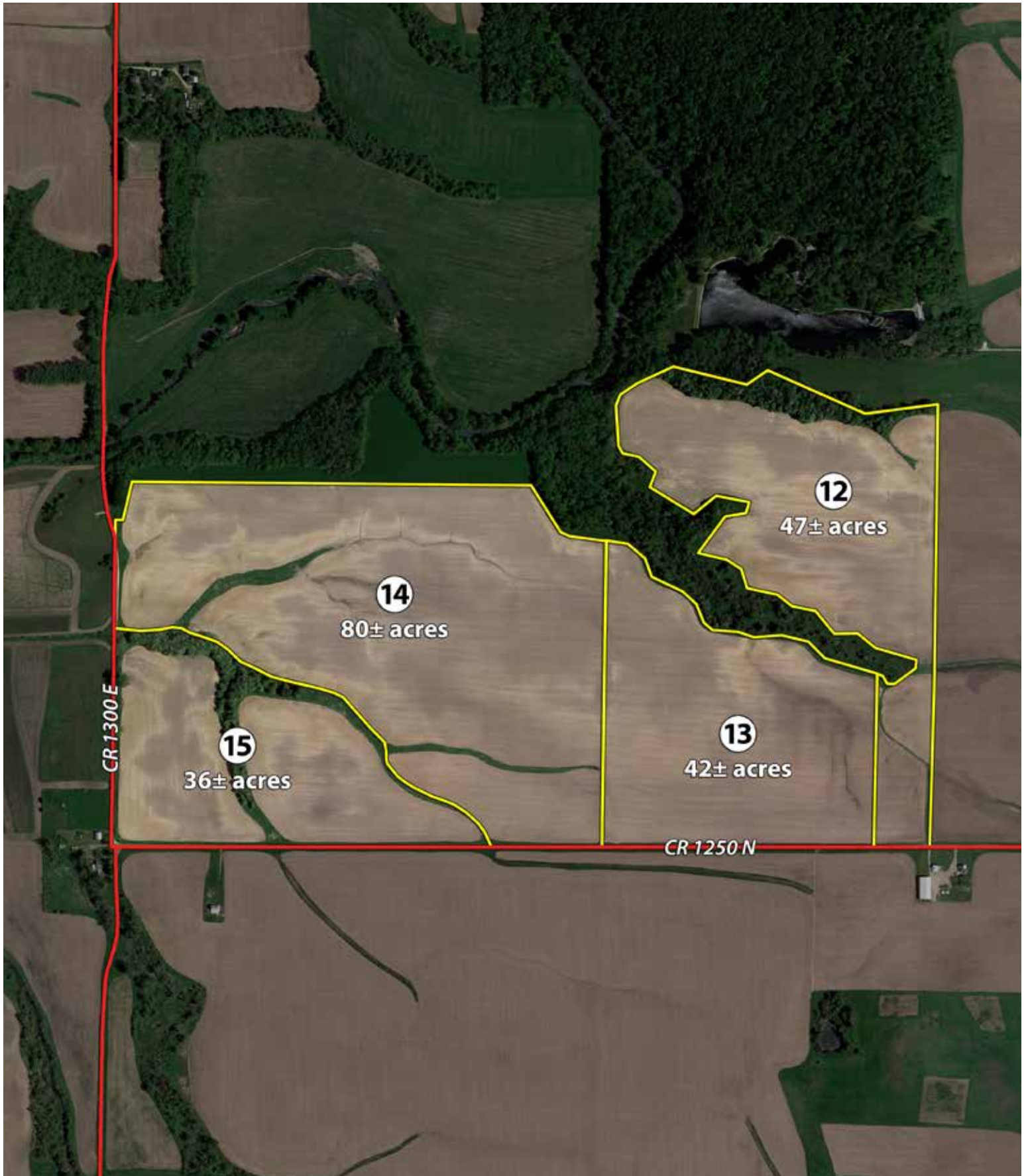
Inspection Site Location: Bradford American Legion • Located 2 miles West of Bradford, IL on IL 93 at the intersection of IL 93 and County Road 1500 E

Tract Locations (12-15): From Bradford, IL travel straight West on IL 40 / IL 93 2 miles to County Rd 1. Turn left (South) and travel 1.8 miles to County Road 1250 N. Turn right (West) and proceed 0.65 miles to the property on North side on the road.

Tract Locations (16-18): From Kewanee travel off of IL 78 onto East Church Street (which turns into Osceola Road) 6 miles to County Road 250. For Tracts 17 & 18, turn left (North) and proceed 0.1 mile to property (East side of road). For Tract 16 continue on Osceola Road 0.2 miles to County Road 1750 E. Turn left (North) and proceed 0.3 miles to property on left (North).

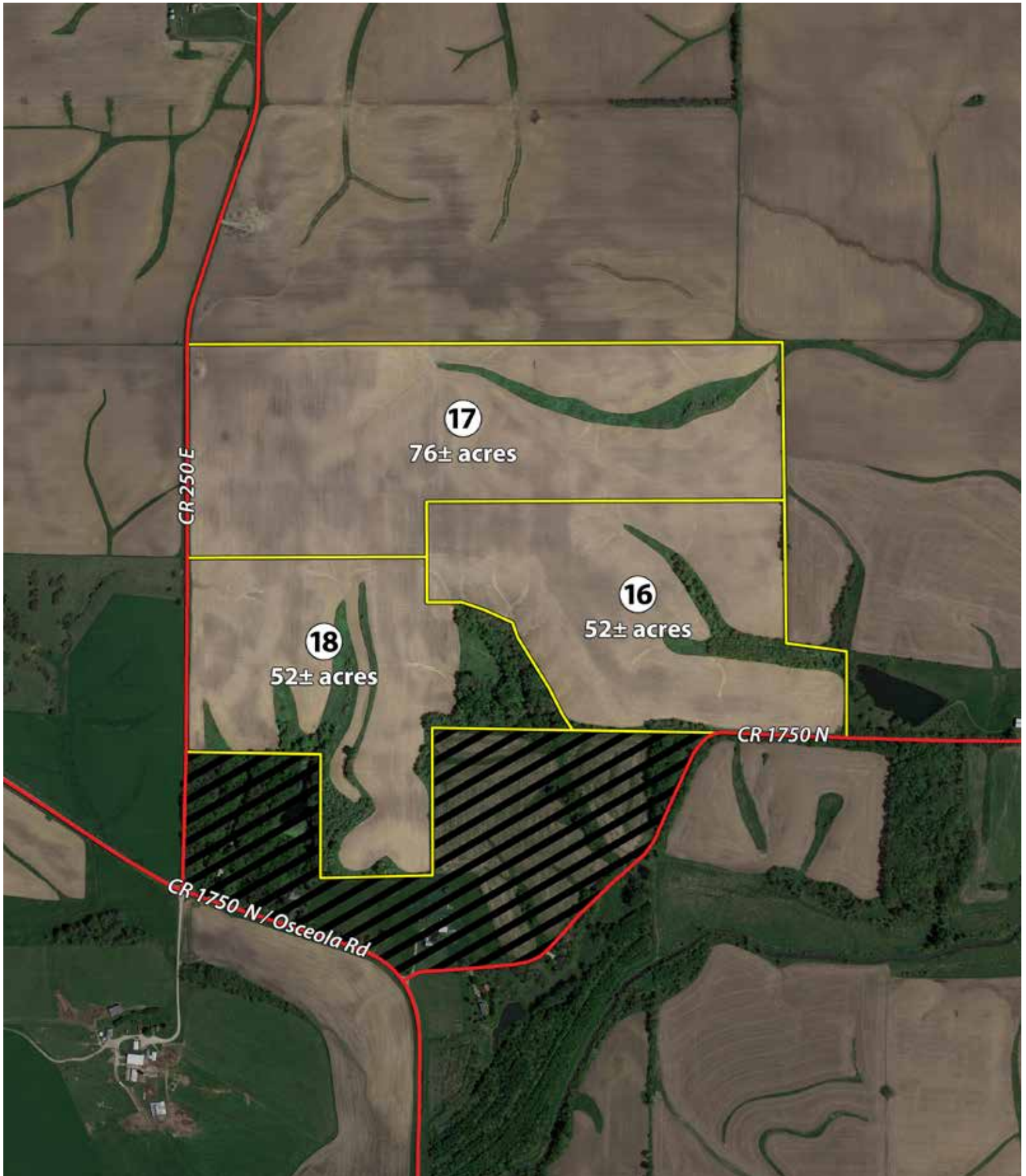
LOCATION & TRACT MAPS

Stark County: Tracts 12-15



LOCATION & TRACT MAPS

Stark County: Tracts 16-18



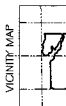
SURVEY

SURVEY

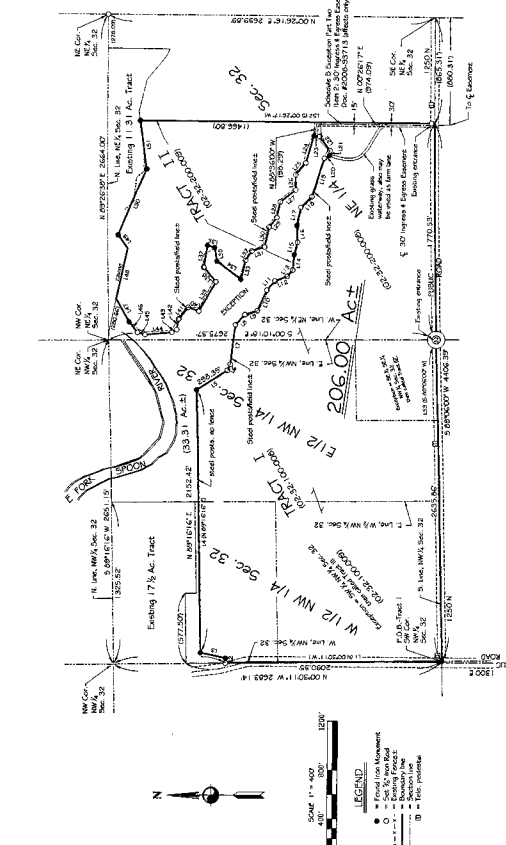
Stark County: Tracts 12-15

ALTA / ACCSM LAND TITLE SURVEY

A part of N1/2 of Section 32, T14N, R2E of the 4th P.M., Stark County, Illinois.



LINE NO.	DESCRIPTION	BEARING	DISTANCE	REMARKS
1	From Station 1 to Station 2	N 10° 00' 00" E	100.00	
2	From Station 2 to Station 3	S 89° 59' 59" W	100.00	
3	From Station 3 to Station 4	N 10° 00' 00" E	100.00	
4	From Station 4 to Station 5	S 89° 59' 59" W	100.00	
5	From Station 5 to Station 6	N 10° 00' 00" E	100.00	
6	From Station 6 to Station 7	S 89° 59' 59" W	100.00	
7	From Station 7 to Station 8	N 10° 00' 00" E	100.00	
8	From Station 8 to Station 9	S 89° 59' 59" W	100.00	
9	From Station 9 to Station 10	N 10° 00' 00" E	100.00	
10	From Station 10 to Station 11	S 89° 59' 59" W	100.00	
11	From Station 11 to Station 12	N 10° 00' 00" E	100.00	
12	From Station 12 to Station 13	S 89° 59' 59" W	100.00	
13	From Station 13 to Station 14	N 10° 00' 00" E	100.00	
14	From Station 14 to Station 15	S 89° 59' 59" W	100.00	
15	From Station 15 to Station 16	N 10° 00' 00" E	100.00	
16	From Station 16 to Station 17	S 89° 59' 59" W	100.00	
17	From Station 17 to Station 18	N 10° 00' 00" E	100.00	
18	From Station 18 to Station 19	S 89° 59' 59" W	100.00	
19	From Station 19 to Station 20	N 10° 00' 00" E	100.00	
20	From Station 20 to Station 21	S 89° 59' 59" W	100.00	
21	From Station 21 to Station 22	N 10° 00' 00" E	100.00	
22	From Station 22 to Station 23	S 89° 59' 59" W	100.00	
23	From Station 23 to Station 24	N 10° 00' 00" E	100.00	
24	From Station 24 to Station 25	S 89° 59' 59" W	100.00	
25	From Station 25 to Station 26	N 10° 00' 00" E	100.00	
26	From Station 26 to Station 27	S 89° 59' 59" W	100.00	
27	From Station 27 to Station 28	N 10° 00' 00" E	100.00	
28	From Station 28 to Station 29	S 89° 59' 59" W	100.00	
29	From Station 29 to Station 30	N 10° 00' 00" E	100.00	
30	From Station 30 to Station 31	S 89° 59' 59" W	100.00	
31	From Station 31 to Station 32	N 10° 00' 00" E	100.00	
32	From Station 32 to Station 33	S 89° 59' 59" W	100.00	
33	From Station 33 to Station 34	N 10° 00' 00" E	100.00	
34	From Station 34 to Station 35	S 89° 59' 59" W	100.00	
35	From Station 35 to Station 36	N 10° 00' 00" E	100.00	
36	From Station 36 to Station 37	S 89° 59' 59" W	100.00	
37	From Station 37 to Station 38	N 10° 00' 00" E	100.00	
38	From Station 38 to Station 39	S 89° 59' 59" W	100.00	
39	From Station 39 to Station 40	N 10° 00' 00" E	100.00	
40	From Station 40 to Station 41	S 89° 59' 59" W	100.00	
41	From Station 41 to Station 42	N 10° 00' 00" E	100.00	
42	From Station 42 to Station 43	S 89° 59' 59" W	100.00	
43	From Station 43 to Station 44	N 10° 00' 00" E	100.00	
44	From Station 44 to Station 45	S 89° 59' 59" W	100.00	
45	From Station 45 to Station 46	N 10° 00' 00" E	100.00	
46	From Station 46 to Station 47	S 89° 59' 59" W	100.00	
47	From Station 47 to Station 48	N 10° 00' 00" E	100.00	
48	From Station 48 to Station 49	S 89° 59' 59" W	100.00	
49	From Station 49 to Station 50	N 10° 00' 00" E	100.00	
50	From Station 50 to Station 51	S 89° 59' 59" W	100.00	
51	From Station 51 to Station 52	N 10° 00' 00" E	100.00	
52	From Station 52 to Station 53	S 89° 59' 59" W	100.00	
53	From Station 53 to Station 54	N 10° 00' 00" E	100.00	
54	From Station 54 to Station 55	S 89° 59' 59" W	100.00	
55	From Station 55 to Station 56	N 10° 00' 00" E	100.00	
56	From Station 56 to Station 57	S 89° 59' 59" W	100.00	
57	From Station 57 to Station 58	N 10° 00' 00" E	100.00	
58	From Station 58 to Station 59	S 89° 59' 59" W	100.00	
59	From Station 59 to Station 60	N 10° 00' 00" E	100.00	
60	From Station 60 to Station 61	S 89° 59' 59" W	100.00	
61	From Station 61 to Station 62	N 10° 00' 00" E	100.00	
62	From Station 62 to Station 63	S 89° 59' 59" W	100.00	
63	From Station 63 to Station 64	N 10° 00' 00" E	100.00	
64	From Station 64 to Station 65	S 89° 59' 59" W	100.00	
65	From Station 65 to Station 66	N 10° 00' 00" E	100.00	
66	From Station 66 to Station 67	S 89° 59' 59" W	100.00	
67	From Station 67 to Station 68	N 10° 00' 00" E	100.00	
68	From Station 68 to Station 69	S 89° 59' 59" W	100.00	
69	From Station 69 to Station 70	N 10° 00' 00" E	100.00	
70	From Station 70 to Station 71	S 89° 59' 59" W	100.00	
71	From Station 71 to Station 72	N 10° 00' 00" E	100.00	
72	From Station 72 to Station 73	S 89° 59' 59" W	100.00	
73	From Station 73 to Station 74	N 10° 00' 00" E	100.00	
74	From Station 74 to Station 75	S 89° 59' 59" W	100.00	
75	From Station 75 to Station 76	N 10° 00' 00" E	100.00	
76	From Station 76 to Station 77	S 89° 59' 59" W	100.00	
77	From Station 77 to Station 78	N 10° 00' 00" E	100.00	
78	From Station 78 to Station 79	S 89° 59' 59" W	100.00	
79	From Station 79 to Station 80	N 10° 00' 00" E	100.00	
80	From Station 80 to Station 81	S 89° 59' 59" W	100.00	
81	From Station 81 to Station 82	N 10° 00' 00" E	100.00	
82	From Station 82 to Station 83	S 89° 59' 59" W	100.00	
83	From Station 83 to Station 84	N 10° 00' 00" E	100.00	
84	From Station 84 to Station 85	S 89° 59' 59" W	100.00	
85	From Station 85 to Station 86	N 10° 00' 00" E	100.00	
86	From Station 86 to Station 87	S 89° 59' 59" W	100.00	
87	From Station 87 to Station 88	N 10° 00' 00" E	100.00	
88	From Station 88 to Station 89	S 89° 59' 59" W	100.00	
89	From Station 89 to Station 90	N 10° 00' 00" E	100.00	
90	From Station 90 to Station 91	S 89° 59' 59" W	100.00	
91	From Station 91 to Station 92	N 10° 00' 00" E	100.00	
92	From Station 92 to Station 93	S 89° 59' 59" W	100.00	
93	From Station 93 to Station 94	N 10° 00' 00" E	100.00	
94	From Station 94 to Station 95	S 89° 59' 59" W	100.00	
95	From Station 95 to Station 96	N 10° 00' 00" E	100.00	
96	From Station 96 to Station 97	S 89° 59' 59" W	100.00	
97	From Station 97 to Station 98	N 10° 00' 00" E	100.00	
98	From Station 98 to Station 99	S 89° 59' 59" W	100.00	
99	From Station 99 to Station 100	N 10° 00' 00" E	100.00	



ALSO REFERENCED:

A list of lands located in a part of the N1/2 of Section 32, T14N, R2E of the 4th P.M., Stark County, Illinois. More particularly described as follows and bearings are for the purposes of description only. Bearings as recorded at Stark County, Illinois, are as follows: ...

Witness:

A list of lands located in a part of the N1/2 of Section 32, T14N, R2E of the 4th P.M., Stark County, Illinois. More particularly described as follows and bearings are for the purposes of description only. Bearings as recorded at Stark County, Illinois, are as follows: ...

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GENERAL NOTES:

1. Bearings and distances are as recorded at Stark County, Illinois.
2. The area of each tract is as shown on this map.
3. The area of each tract is as shown on this map.
4. The area of each tract is as shown on this map.
5. The area of each tract is as shown on this map.
6. The area of each tract is as shown on this map.
7. The area of each tract is as shown on this map.
8. The area of each tract is as shown on this map.
9. The area of each tract is as shown on this map.
10. The area of each tract is as shown on this map.

STATE OF ILLINOIS
COUNTY OF STARK

SURVEYOR'S STATEMENT

I, Wallace R. Land Surveyors, Inc., a corporation organized under the laws of the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in my office.

Dated this 15th day of January, 2016.

WALLACE R. LAND SURVEYORS, INC.
 By: [Signature]
 Wallace R. Land Surveyors, Inc.
 1100 N. State Street
 Chicago, Illinois 60610

SURVEY

Stark County: Tracts 16-18

ALTA/NSPS Land Title Survey

OF

A part of the Northeast Quarter, Northwest Quarter, and Southwest Quarter of Section 3, Township 1 N, Range 6 E, East of the Fourth Principal Meridian, Stark County, Illinois.

SUBJECT DESCRIPTION

OSCEOLA FARM
A part of the Northeast Quarter, Northwest Quarter, and Southwest Quarter of Section 3, Township 1 N, Range 6 E, East of the Fourth Principal Meridian, Stark County, Illinois. The bearings and distances were previously recorded on Tracts 16, 17 and 18 of the Osceola Farm. The bearings and distances were previously recorded on Tracts 16, 17 and 18 of the Osceola Farm. The bearings and distances were previously recorded on Tracts 16, 17 and 18 of the Osceola Farm.

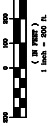
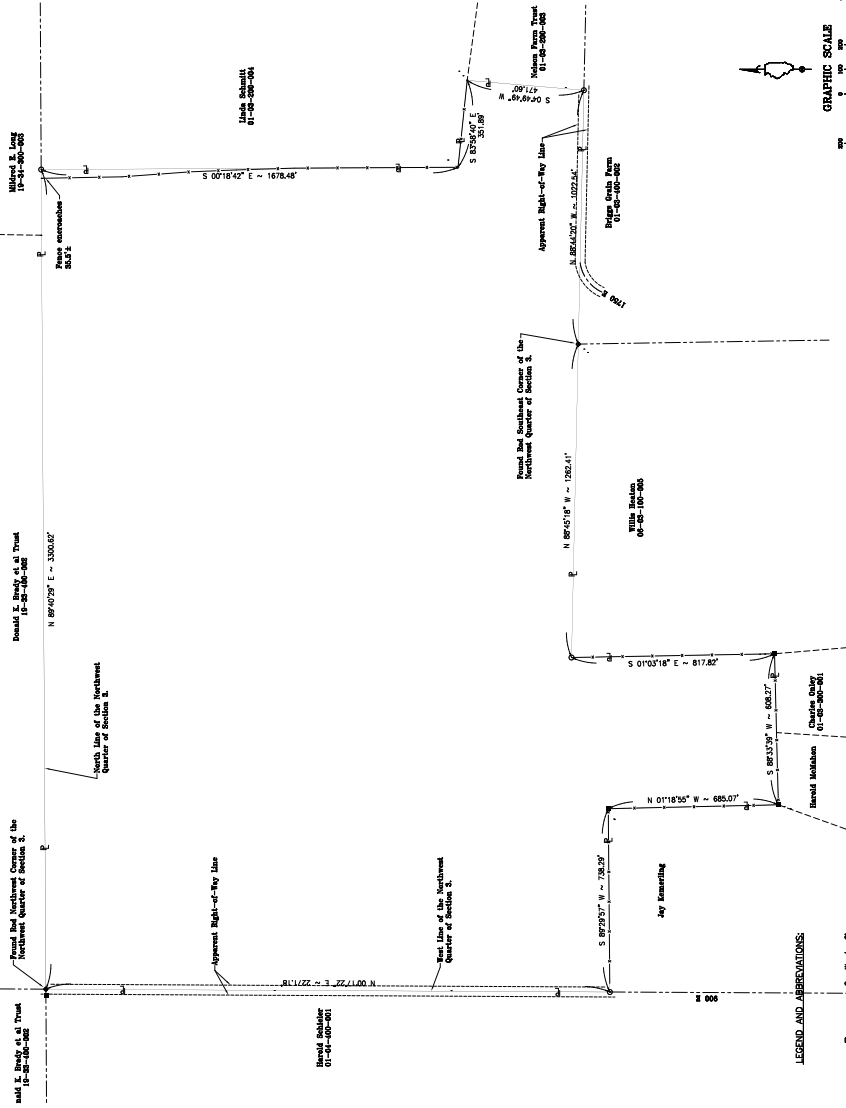
To Hereafter Formed Services:

David J. D'Amico
LICENSE EXPIRES 11-30-2020

NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature. This Professional Service conforms to the Current Illinois Minimum Standards of Practice for a Boundary Survey.



SITE



Osceola Farm, Stark County, Illinois
Net Acreage: 64.10 Ac.
Net Underside Acreage: 64.10 Ac.
Net Inside Acreage: 64.10 Ac.
Net Outside Acreage: 0.00 Ac.
There are no buildings or structures on the parcel.

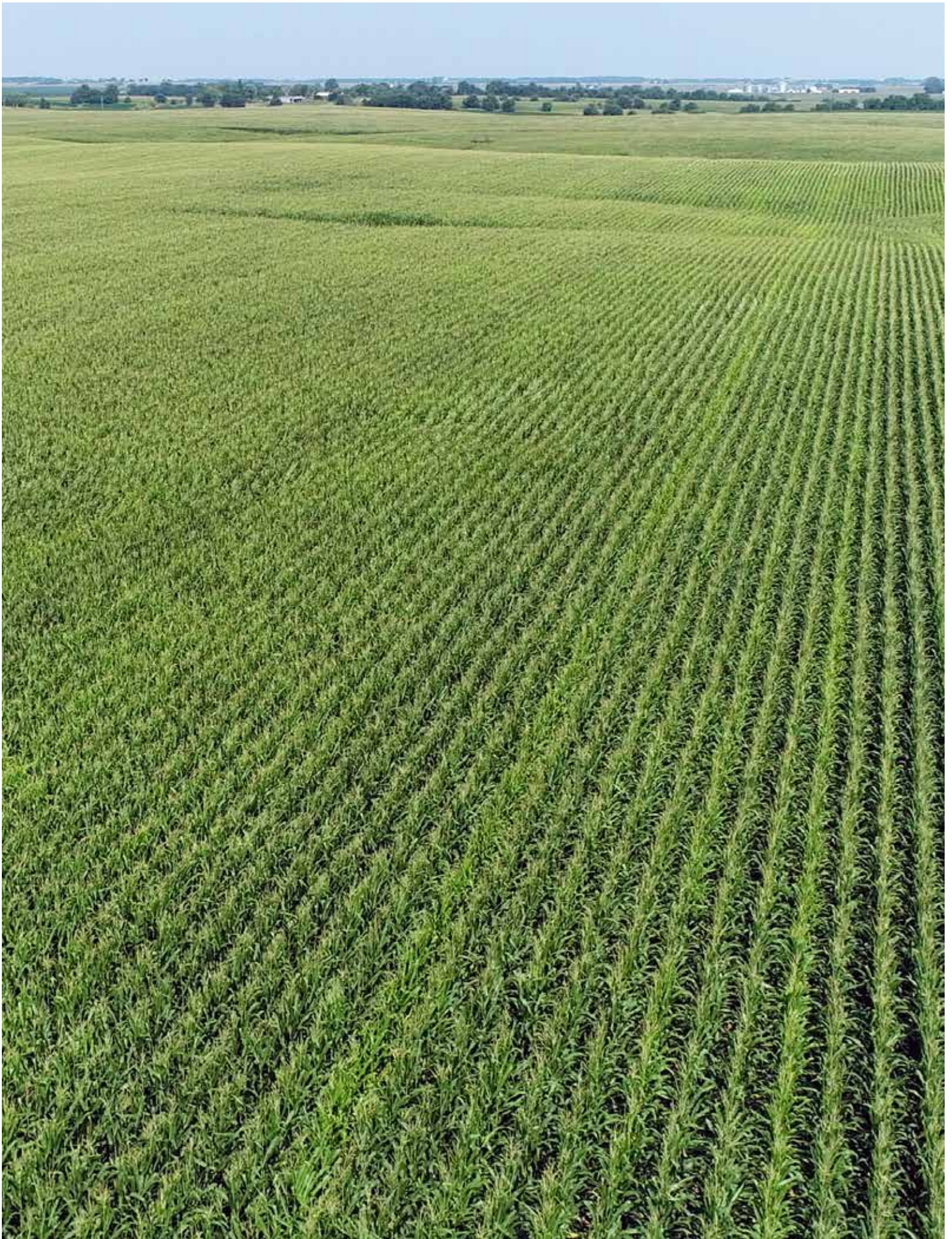
- LEGEND AND OBSERVATIONS
- Existing Monument
 - Found Monument
 - Found Section Corner
 - Found Stake
 - Set Iron Nails/PIPE
 - Set Iron Stake
 - Utility Pole
 - Existing Wood Post
 - Existing Wood Stake
 - Existing Right-of-Way Line
 - Existing Easement
 - Property Line
 - Home Use Fence
 - Existing Easement Line

#	Date	Description
1	XXXXXX	Revised

TERRA ENGINEERING LTD
305 N. Main Street
Suite 1560
Peoria, IL 61602
www.terraengineering.com

PROJECT # 16-218
CHECKED BY: UD
APPROVED BY:

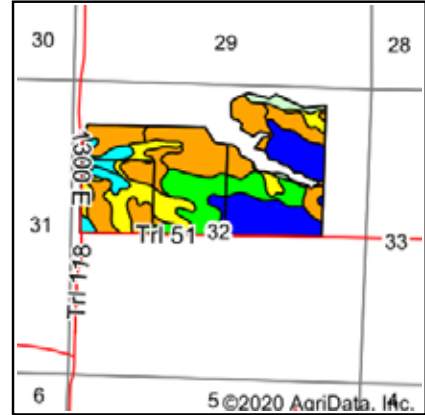
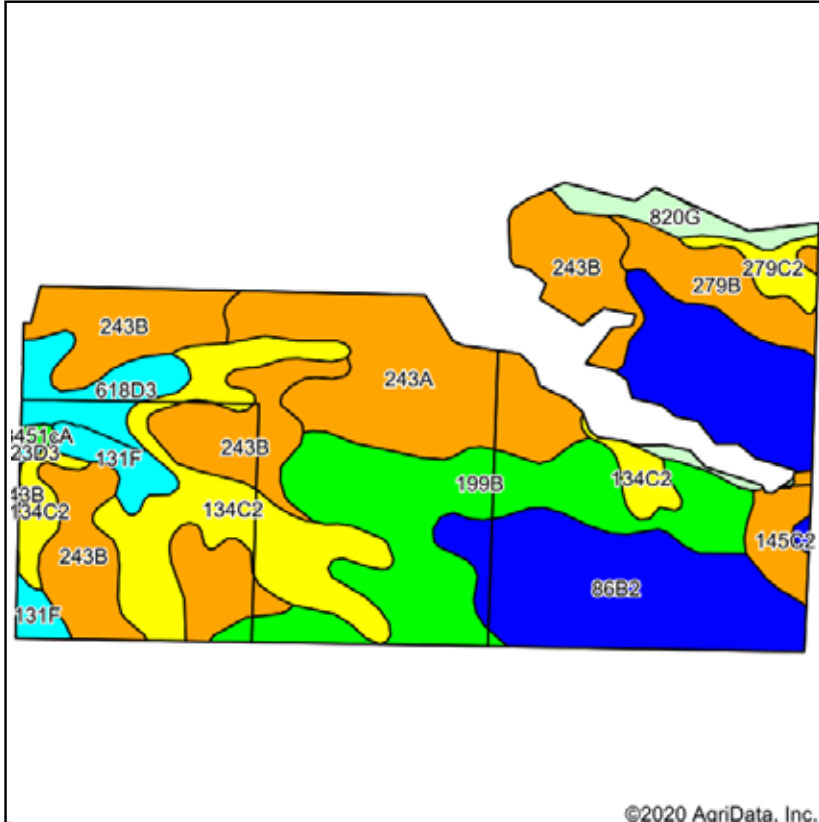
OSCEOLA FARM
Stark County, IL
1 of 1



MAPS

SURETY SOILS MAP

Stark County: Tracts 12-15



State: **Illinois**
 County: **Stark**
 Location: **32-14N-7E**
 Township: **Osceola**
 Acres: **205.11**
 Date: **9/3/2020**



Maps Provided By:

 © AgriData, Inc. 2020 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL 175. Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	42.91	20.9%		FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
**243B	St. Charles silt loam, 2 to 5 percent slopes	42.05	20.5%		FAV	**166	**51	**64	**86	0	**5.09	0.00	**121
**199B	Plano silt loam, 2 to 5 percent slopes	33.18	16.2%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	28.59	13.9%		FAV	**154	**47	**60	**81	0	**4.44	0.00	**111
243A	St. Charles silt loam, 0 to 2 percent slopes	25.75	12.6%		FAV	168	52	65	87	0	5.14	0.00	122
**279B	Rozetta silt loam, 2 to 5 percent slopes	8.01	3.9%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	6.82	3.3%		FAV	**118	**38	**47	**57	0	**2.84	0.00	**87
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	5.13	2.5%		UNF	**57	**19	**22	**24	0	0.00	**1.57	**43
**131F	Alvin sandy loam, 18 to 35 percent slopes	4.94	2.4%		FAV	**107	**35	**42	**53	0	**2.67	0.00	**79
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	4.09	2.0%		FAV	**166	**53	**64	**88	0	**5.83	0.00	**123

SURETY SOILS MAP

Stark County: Tracts 12-15

Maps Provided By:



© AgriData, Inc. 2020 www.AgrIDataInc.com

**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.96	1.4%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.48	0.2%		FAV	190	61	73	97	0	0.00	5.77	140
**323D3	Casco clay loam, 10 to 18 percent slopes, severely eroded	0.20	0.1%		UNF	**97	**32	**38	**45	0	**1.99	0.00	**71
Weighted Average						165.8	51.4	64.3	86.8	*-	5.36	0.05	121.4

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".

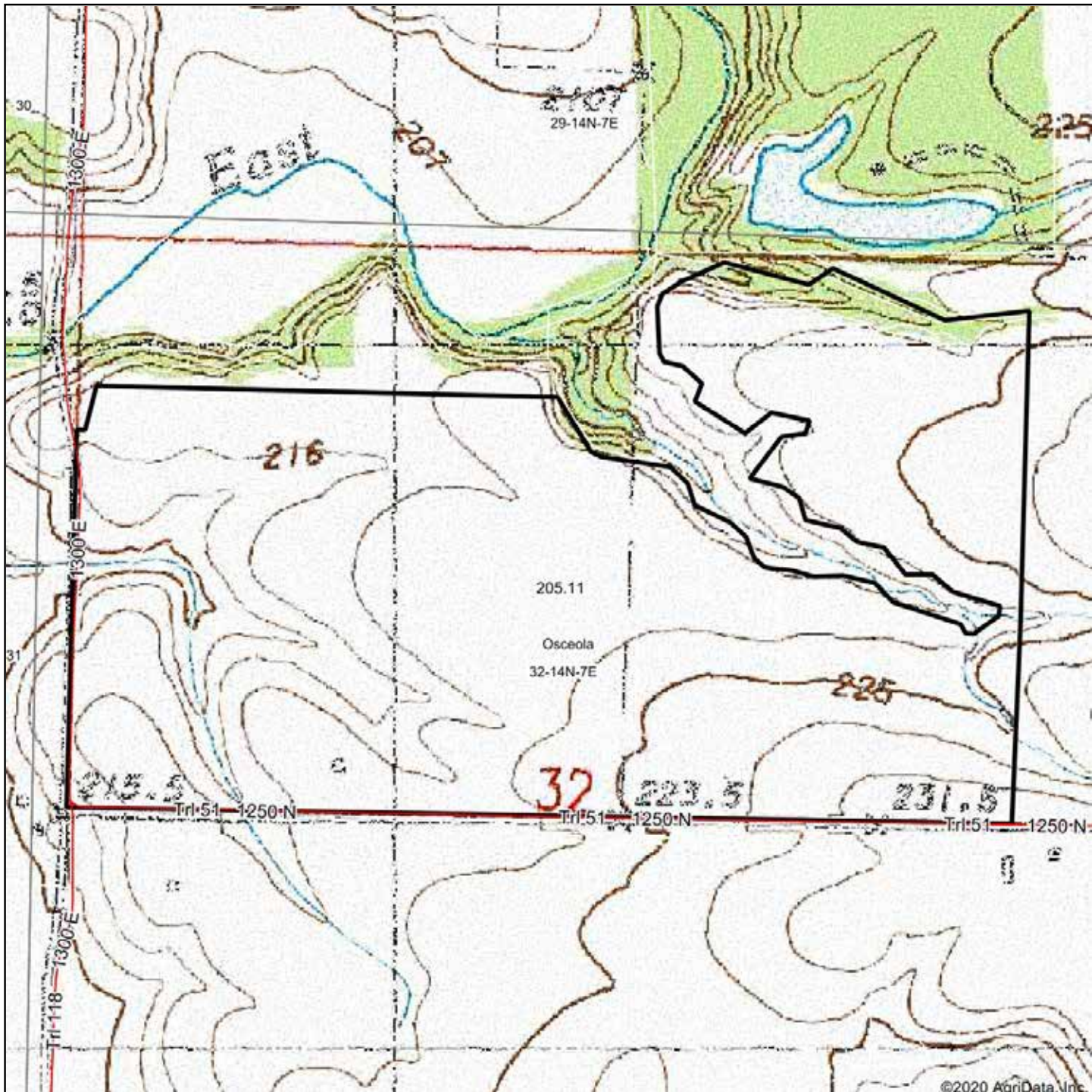
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

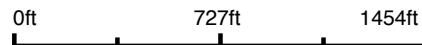
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHY MAP

Stark County: Tracts 12-15



map center: 41° 9' 30.32, -89° 43' 36.04

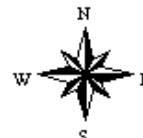


32-14N-7E
Stark County
Illinois

Maps Provided By:



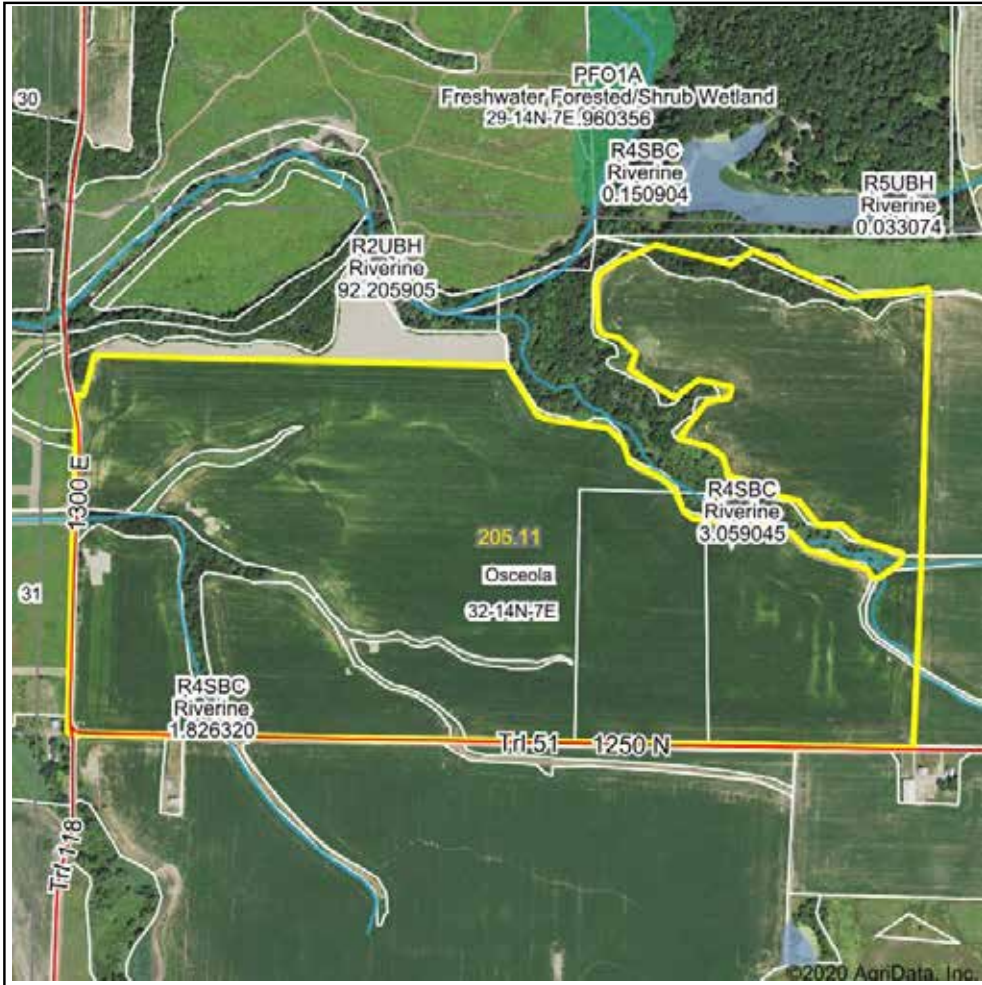
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9/3/2020

WETLANDS MAP

Stark County: Tracts 12-15



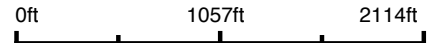
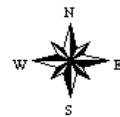
State: Illinois
 Location: 32-14N-7E
 County: Stark
 Township: Osceola
 Date: 9/3/2020



Maps Provided By:



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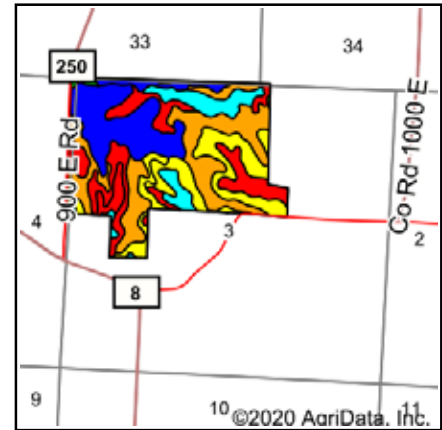
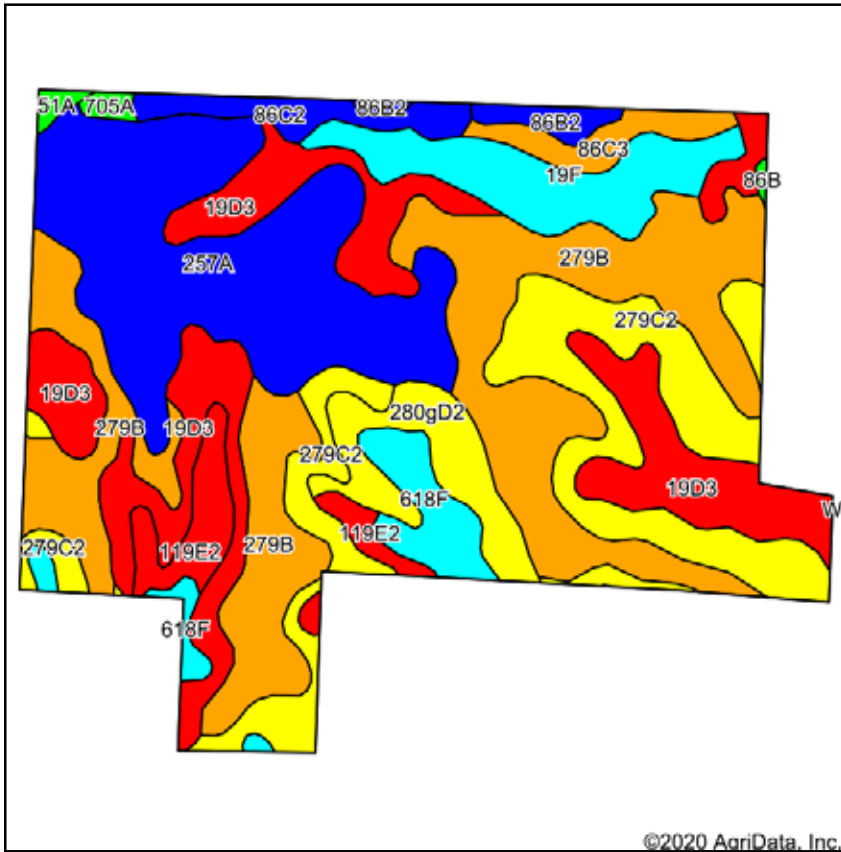


Classification Code	Type	Acres
R4SBC	Riverine	1.11
Total Acres		1.11

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

SURETY SOILS MAP

Stark County: Tracts 16-18



State: **Illinois**
 County: **Stark**
 Location: **3-14N-6E**
 Township: **Elmira**
 Acres: **179.69**
 Date: **9/3/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL175. Soil Area Version: 13													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-leg e hay, T/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	45.04	25.1%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
257A	Clarksdale silt loam, 0 to 2 percent slopes	34.80	19.4%		FAV	174	56	69	89	0	0.00	5.27	128
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	30.44	16.9%		FAV	**122	**40	**49	**57	0	**3.25	0.00	**90
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	26.49	14.7%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**19F	Sylvan silt loam, 18 to 35 percent slopes	10.78	6.0%		FAV	**107	**35	**43	**50	0	**2.85	0.00	**79
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	7.64	4.3%		FAV	**149	**47	**59	**76	0	**4.69	0.00	**109
**618F	Senachwine silt loam, 18 to 35 percent slopes	6.34	3.5%		FAV	**104	**33	**41	**50	0	**2.49	0.00	**76
**119E2	Elco silt loam, 18 to 25 percent slopes, eroded	5.79	3.2%		FAV	**124	**40	**48	**62	0	**3.49	0.00	**92
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.95	2.2%		FAV	**178	**56	**70	**95	0	**6.42	0.00	**131

SURETY SOILS MAP

Stark County: Tracts 16-18

Maps Provided By:



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**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	3.48	1.9%		FAV	**164	**52	**65	**88	0	**5.93	0.00	**121
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	1.93	1.1%		FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	1.65	0.9%		FAV	**132	**42	**53	**67	0	**3.86	0.00	**96
705A	Buckhart silt loam, 0 to 2 percent slopes	0.62	0.3%		FAV	190	61	74	100	0	7.40	0.00	142
51A	Muscatune silt loam, 0 to 2 percent slopes	0.57	0.3%		FAV	200	64	75	104	138	0.00	6.02	147
**86B	Osco silt loam, 2 to 5 percent slopes	0.17	0.1%		FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
Weighted Average						149.7	47.3	59.2	75.4	0.4	3.55	1.04	110

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".

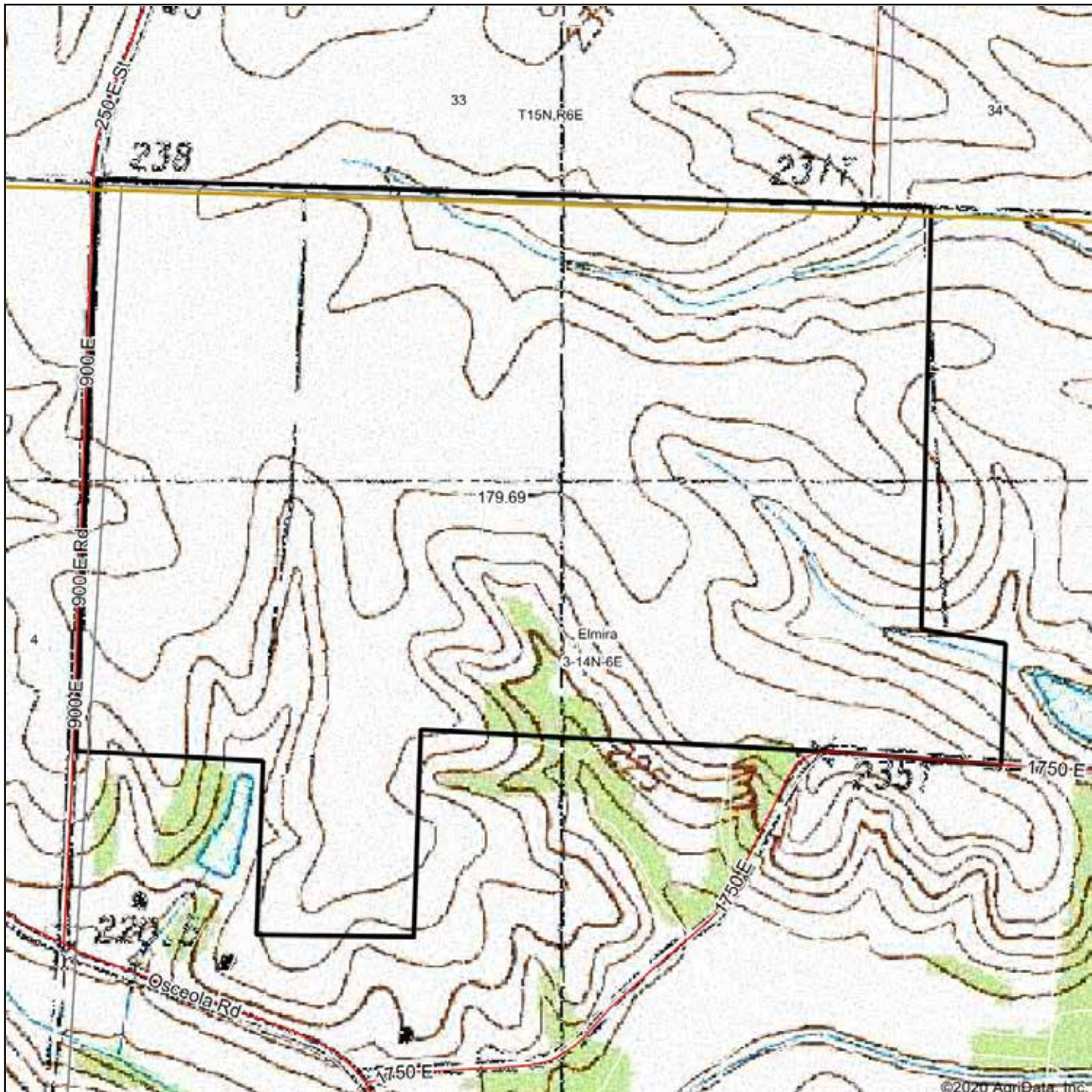
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

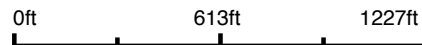
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHY MAP

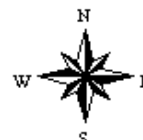
Stark County: Tracts 16-18



map center: 41° 13' 49.77, -89° 48' 14.65



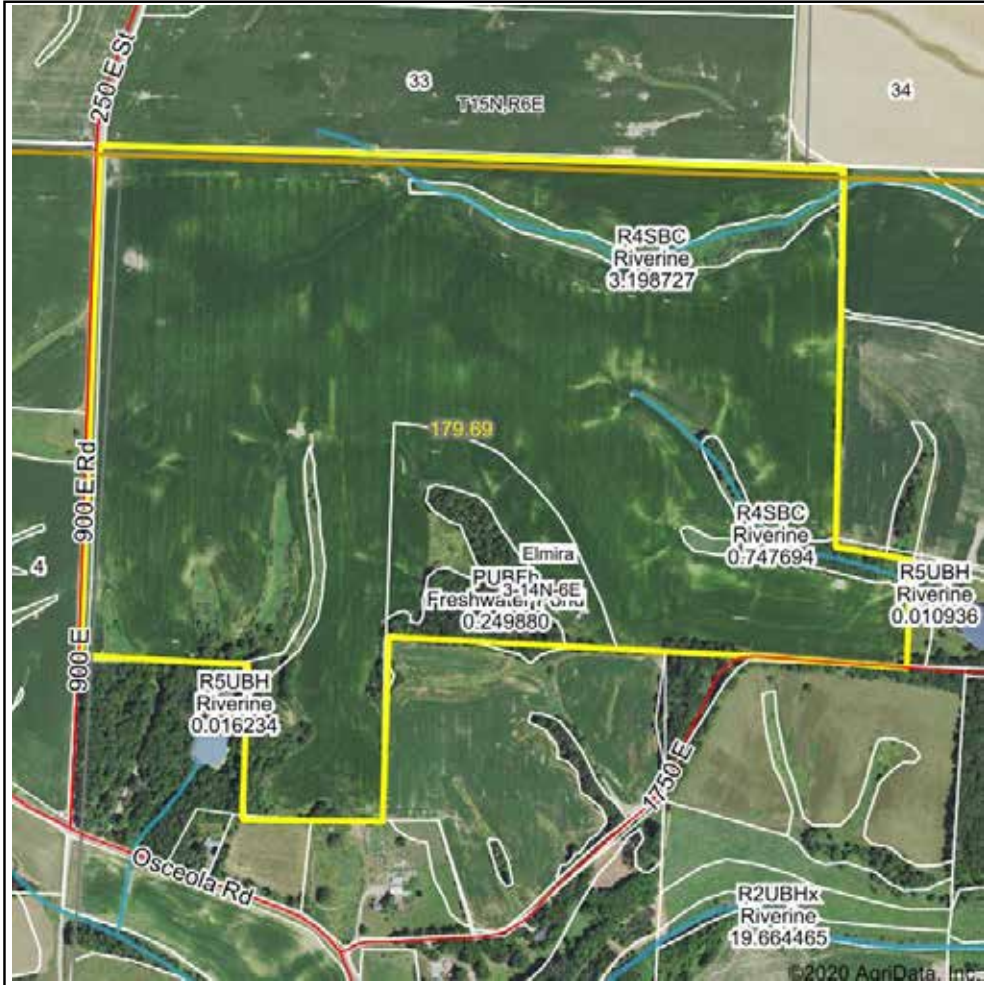
3-14N-6E
Stark County
Illinois



9/3/2020

WETLANDS MAP

Stark County: Tracts 16-18

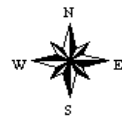


State: **Illinois**
 Location: **3-14N-6E**
 County: **Stark**
 Township: **Elmira**
 Date: **9/3/2020**



Maps Provided By:

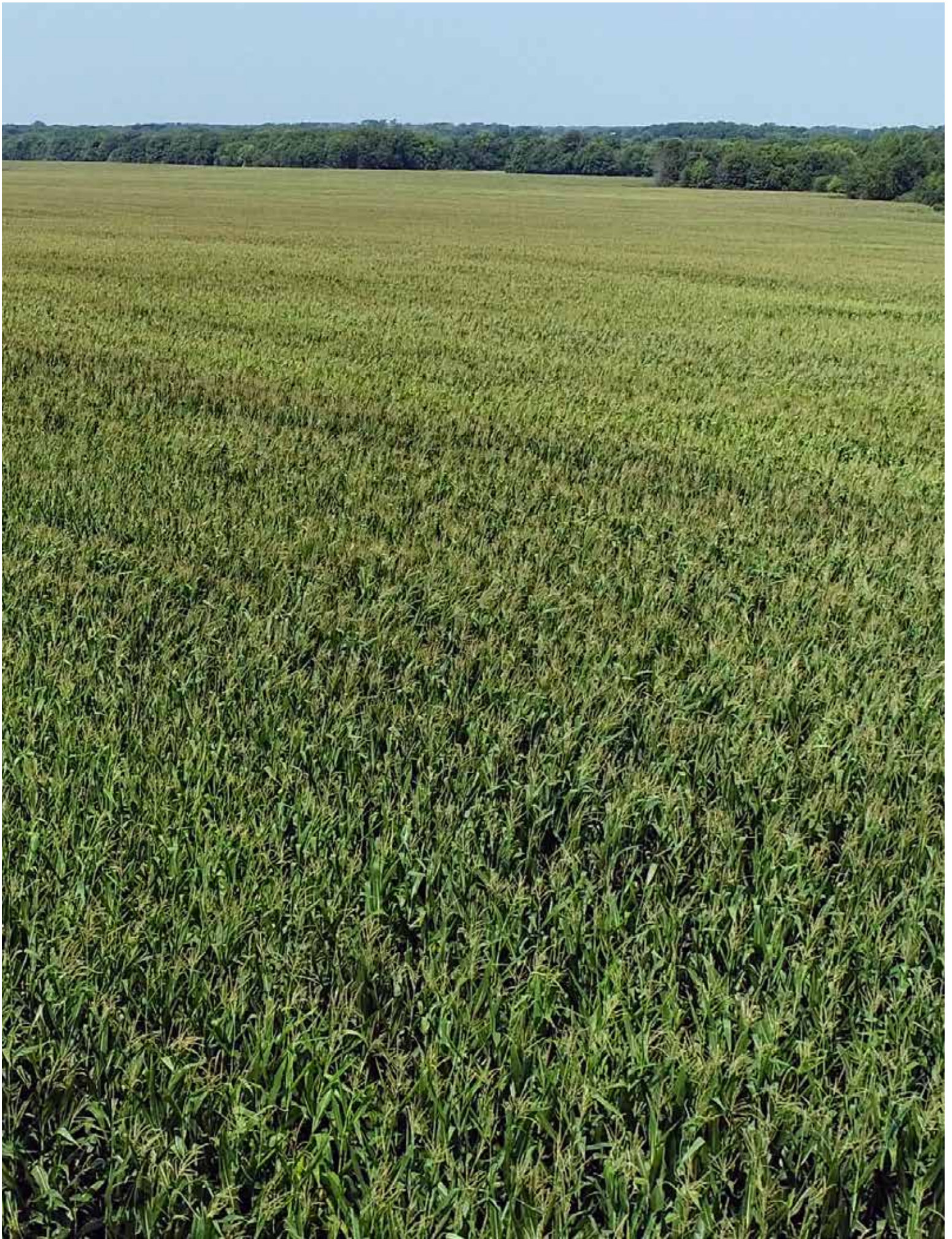
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0ft 896ft 1792ft

Classification Code	Type	Acres
R4SBC	Riverine	1.71
PUBFh	Freshwater Pond	0.25
Total Acres		1.96

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

Stark County: Tracts 12-15

FARM: 3573

Illinois

U.S. Department of Agriculture

Prepared: 9/14/20 11:08 AM

Stark

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
	Not Applicable	2008 - 75

Farms Associated with Operator:

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
206.01	197.5	197.5	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	197.5	0.0	0.0					

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	106.7	171	0.0
SOYBEANS	90.1	45	0.0
Total Base Acres:	196.8		

Tract Number: 3891 Description SEC 32 OSCEOLA TWP

FSA Physical Location : Stark, IL ANSI Physical Location: Stark, IL

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number

Wetland Status: Wetland determinations not complete

2011 - 128

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
165.67	161.97	161.97	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	161.97	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	87.5	171	0.0
SOYBEANS	73.9	45	0.0
Total Base Acres:	161.4		

Owners: IRON HORSE ACRES, LLC

FSA INFORMATION

Stark County: Tracts 12-15

Illinois U.S. Department of Agriculture FARM: 3573
Stark Farm Service Agency Prepared: 9/14/20 11:08 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
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.

Other Producers: None

Tract Number: 3892 Description SEC 32 OSCEOLA TWP

FSA Physical Location : Stark, IL ANSI Physical Location: Stark, IL

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Wetland determinations not complete

2011 - 128

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
40.34	35.53	35.53	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	35.53	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	19.2	171	0.0
SOYBEANS	16.2	45	0.0
Total Base Acres:	35.4		

Owners: IRON HORSE ACRES, LLC

Other Producers: None

FSA INFORMATION

Stark County: Tracts 12-15



United States
Department of
Agriculture

Stark County, Illinois



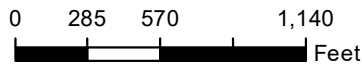
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created March 10, 2020

Farm **3573**

Tract **3891**

Tract Cropland Total: 161.97 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).

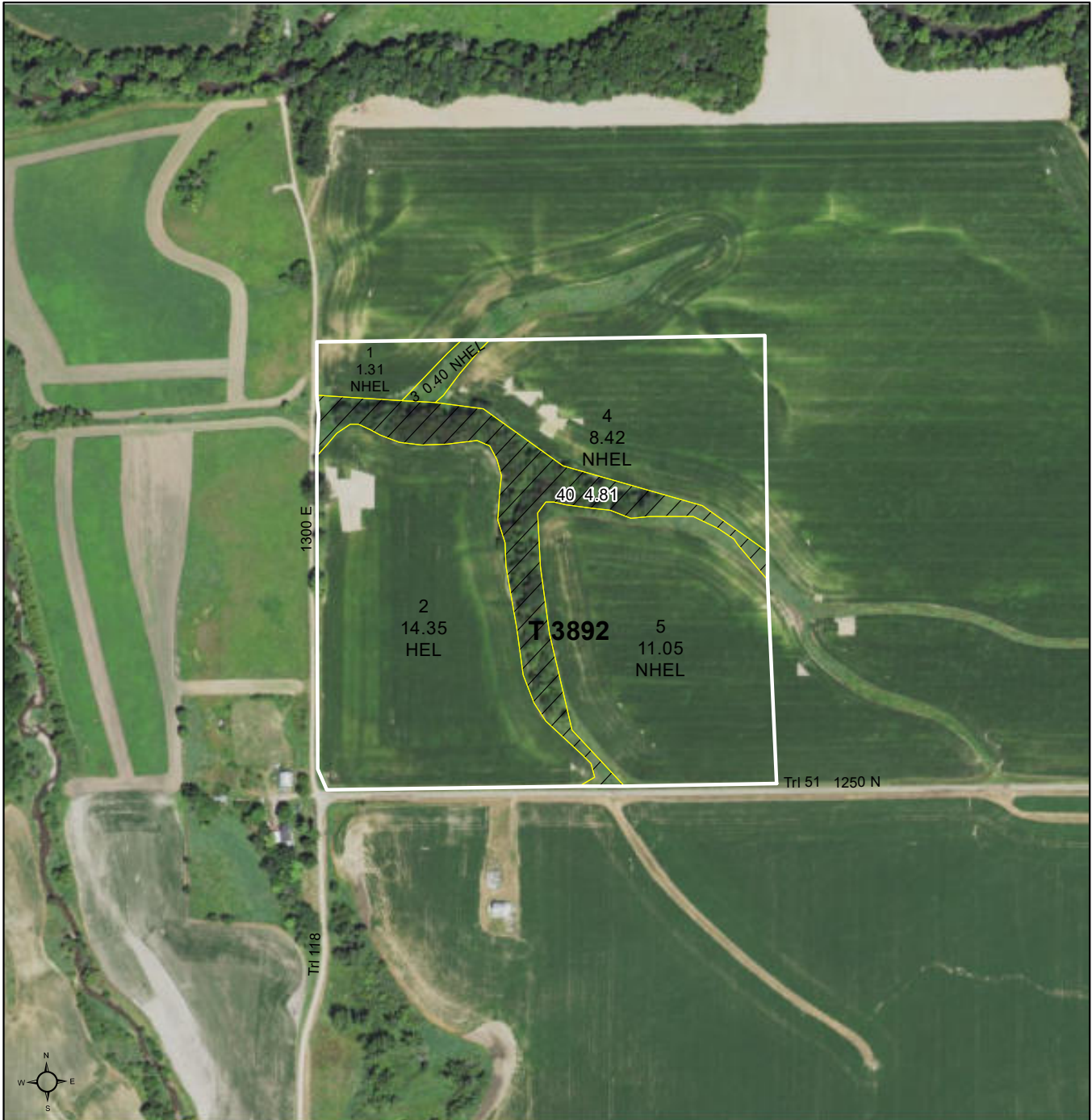
FSA INFORMATION

Stark County: Tracts 12-15



United States
Department of
Agriculture

Stark County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary

0 170 340 680

Feet

2020 Program Year

Map Created March 10, 2020

Farm **3573**

Tract **3892**

Tract Cropland Total: 35.53 acres

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FSA INFORMATION

Stark County: Tracts 16-18

Illinois U.S. Department of Agriculture **FARM: 4552**
Stark Farm Service Agency **Prepared: 9/14/20 11:09 AM**
Report ID: FSA-156EZ **Abbreviated 156 Farm Record** **Crop Year: 2020**
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**
 Recon 2016-81 2016 - 84

Farms Associated with Operator:

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
181.45	167.01	167.01	0.0	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	167.01	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	126.9	155	0.0
SOYBEANS	39.9	48	0.0
Total Base Acres:	166.8		

Tract Number: 46 **Description** 6A-1 SEC 3 ELMIRA TWP
FSA Physical Location : Stark, IL **ANSI Physical Location:** Stark, IL

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
181.45	167.01	167.01	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	167.01	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	126.9	155	0.0
SOYBEANS	39.9	48	0.0
Total Base Acres:	166.8		

Owners: IRON HORSE ACRES, LLC

FSA INFORMATION

Stark County: Tracts 16-18

Illinois

U.S. Department of Agriculture

FARM: 4552

Stark

Farm Service Agency

Prepared: 9/14/20 11:09 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

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.

Other Producers: None

FSA INFORMATION

Stark County: Tracts 16-18



United States
Department of
Agriculture

Stark County, Illinois



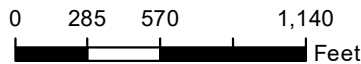
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created September 15, 2020

Farm 4552

Tract 46

Tract Cropland Total: 167.01 acres

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COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Stark County: Tract 12

Illinois Property Tax Public Inquiry

9/4/20, 4:52 PM

Stark County Property Tax

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[Support](#)

Parcel # 02-30-090-009

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[<](#) [>](#) Tax Year 2019 Payable 2020

General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
-------------------------------------	-------------------------------------	-------------------------------	-------------------------------	------------------------------------------	------------------------	------------------------------------

Tax Year	Status	Taxes	Interest	Fees	Total	Notes
2020	Pending					This year's taxes are not yet available.
2019	Pending	829.86	0.09	0.00	829.95	
2018	Collected	756.42	0.00	0.00	756.42	
2017	Collected	699.54	0.00	0.00	699.54	
2016	Collected	631.90	0.00	0.00	631.90	
2015	Collected	572.82	0.00	0.00	572.82	
2014	Collected	517.30	0.00	0.00	517.30	
2013	Collected	476.08	0.00	0.00	476.08	
2012	Collected	429.30	0.00	0.00	429.30	
2011	Collected	388.00	0.00	0.00	388.00	
2010	Collected	357.18	0.00	0.00	357.18	
2009	Collected	326.34	0.00	0.00	326.34	
2008	Collected	303.62	0.00	0.00	303.62	

Total Outstanding Forfeitures: 0.00
Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
For balance and payment details, refer to the Payments & Fees tab.

- [Data Sheet](#)
- [Assessment Notice](#)
- [Tax Bill](#)
- [Statement](#)
- [GIS](#)
- [Email Sign Up](#)

Data current as of 09/03/2020 07:00 pm

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COUNTY TAX INFORMATION

Stark County: Tracts 12 & 13

Illinois Property Tax Public Inquiry

9/4/20, 4:51 PM

Stark County Property Tax

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Parcel # 02-30-090-008

[Back](#)

[<](#) [>](#) Tax Year 2019 Payable 2020

General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
-------------------------------------	-------------------------------------	-------------------------------	-------------------------------	------------------------------------------	------------------------	------------------------------------

Tax Year	Status	Taxes	Interest	Fees	Total	Notes
2020	Pending					This year's taxes are not yet available.
2019	Pending	1,355.64	0.15	0.00	1,355.79	
2018	Collected	1,266.70	0.00	0.00	1,266.70	
2017	Collected	1,200.38	0.00	0.00	1,200.38	
2016	Collected	1,112.64	0.00	0.00	1,112.64	
2015	Collected	1,037.74	0.00	0.00	1,037.74	
2014	Collected	958.52	0.00	0.00	958.52	
2013	Collected	882.32	0.00	0.00	882.32	
2012	Collected	795.72	0.00	0.00	795.72	
2011	Collected	719.16	0.00	0.00	719.16	
2010	Collected	662.30	0.00	0.00	662.30	
2009	Collected	604.90	0.00	0.00	604.90	
2008	Collected	562.82	0.00	0.00	562.82	
2007	Collected	509.70	15.29	0.00	524.99	

Total Outstanding Forfeitures: 0.00
Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
For balance and payment details, refer to the Payments & Fees tab.

- [Data Sheet](#)
- [Assessment Notice](#)
- [Tax Bill](#)
- [Statement](#)
- [GIS](#)
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Data current as of 09/03/2020 07:00 pm

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COUNTY TAX INFORMATION

Stark County: Tracts 14 & 15

Illinois Property Tax Public Inquiry

9/4/20, 4:48 PM

Stark County Property Tax

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General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
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Tax Year	Status	Taxes	Interest	Fees	Total	Notes
2020	Pending					This year's taxes are not yet available.
2019	Pending	583.54	0.07	0.00	583.61	
2018	Collected	515.32	0.00	0.00	515.32	
2017	Collected	458.98	0.00	0.00	458.98	
2016	Collected	396.44	0.00	0.00	396.44	
2015	Collected	341.34	0.00	0.00	341.34	
2014	Collected	295.04	6.64	0.00	301.68	
2013	Collected	271.72	0.00	0.00	271.72	
2012	Collected	244.82	0.00	0.00	244.82	
2011	Collected	221.24	3.32	5.50	230.06	
2010	Collected	203.78	10.70	10.00	224.48	

Total Outstanding Forfeitures: 0.00
Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
For balance and payment details, refer to the Payments & Fees tab.

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COUNTY TAX INFORMATION

Stark County: Tracts 14 & 15

Illinois Property Tax Public Inquiry

9/4/20, 4:49 PM

Stark County Property Tax

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General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
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Tax Year	Status	Taxes	Interest	Fees	Total	Notes
2020	Pending					This year's taxes are not yet available.
2019	Pending	1,944.10	0.22	0.00	1,944.32	
2018	Collected	1,798.22	0.00	0.00	1,798.22	
2017	Collected	1,685.10	0.00	0.00	1,685.10	
2016	Collected	1,542.78	0.00	0.00	1,542.78	
2015	Collected	1,420.36	0.00	0.00	1,420.36	
2014	Collected	1,298.68	0.00	0.00	1,298.68	
2013	Collected	1,195.46	0.00	0.00	1,195.46	
2012	Collected	1,078.10	0.00	0.00	1,078.10	
2011	Collected	974.44	0.00	0.00	974.44	
2010	Collected	897.24	0.00	0.00	897.24	

Total Outstanding Forfeitures: 0.00
Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
For balance and payment details, refer to the Payments & Fees tab.

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COUNTY TAX INFORMATION

Stark County: Tracts 16-18

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General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
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Tax Year	Status	Taxes	Interest	Fees	Total	Notes
2020	Pending					This year's taxes are not yet available.
2019	Pending	1,017.56	0.11	0.00	1,017.67	
2018	Collected	906.12	0.00	0.00	906.12	
2017	Collected	789.28	0.00	0.00	789.28	
2016	Collected	676.82	0.00	0.00	676.82	
2015	Collected	595.02	0.00	0.00	595.02	
2014	Collected	515.04	0.00	0.00	515.04	
2013	Collected	485.84	0.00	0.00	485.84	
2012	Collected	441.28	0.00	0.00	441.28	
2011	Collected	406.78	0.00	0.00	406.78	
2010	Collected	372.18	0.00	0.00	372.18	
2009	Collected	342.22	0.00	0.00	342.22	
2008	Collected	311.24	0.00	0.00	311.24	
2007	Collected	285.82	0.00	0.00	285.82	
2006	Collected	319.24	0.00	0.00	319.24	

Total Outstanding Forfeitures: 0.00
Total Sold and Subsequent (Not yet Redeemed): 0.00

The amounts shown are full amounts, not balances.
For balance and payment details, refer to the Payments & Fees tab.

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COUNTY TAX INFORMATION

Stark County: Tracts 16 & 17

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General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
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Tax Year	Status	Taxes	Interest	Fees	Total	Notes
2020	Pending					This year's taxes are not yet available.
2019	Pending	514.50	0.06	0.00	514.56	
2018	Collected	448.94	0.00	0.00	448.94	
2017	Collected	381.40	0.00	0.00	381.40	
2016	Collected	316.88	0.00	0.00	316.88	
2015	Collected	267.62	0.00	0.00	267.62	
2014	Collected	223.42	0.00	0.00	223.42	
2013	Collected	210.66	0.00	0.00	210.66	
2012	Collected	191.44	0.00	0.00	191.44	
2011	Collected	176.46	0.00	0.00	176.46	
2010	Collected	161.34	0.00	0.00	161.34	
2009	Collected	148.44	0.00	0.00	148.44	
2008	Collected	130.84	0.00	0.00	130.84	
2007	Collected	120.04	0.00	0.00	120.04	
2006	Collected	134.10	0.00	0.00	134.10	

Total Outstanding Forfeitures: 0.00
Total Sold and Subsequent (Not yet Redeemed): 0.00

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COUNTY TAX INFORMATION

Stark County: Tracts 17 & 18

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General Information	Payments & Fees	Tax Districts	Sales History	Building Characteristics	Images	Multi-year Summary
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Tax Year	Status	Taxes	Interest	Fees	Total	Notes
2020	Pending					This year's taxes are not yet available.
2019	Pending	1,552.48	0.17	0.00	1,552.65	
2018	Collected	1,412.56	0.00	0.00	1,412.56	
2017	Collected	1,260.64	0.00	0.00	1,260.64	
2016	Collected	1,113.08	0.00	0.00	1,113.08	
2015	Collected	1,013.64	0.00	0.00	1,013.64	
2014	Collected	905.00	0.00	0.00	905.00	
2013	Collected	853.54	0.00	0.00	853.54	
2012	Collected	774.90	0.00	0.00	774.90	
2011	Collected	714.46	0.00	0.00	714.46	
2010	Collected	653.58	0.00	0.00	653.58	
2009	Collected	601.28	0.00	0.00	601.28	
2008	Collected	547.64	0.00	0.00	547.64	
2007	Collected	502.12	0.00	0.00	502.12	
2006	Collected	556.22	0.00	0.00	556.22	

Total Outstanding Forfeitures: 0.00
 Total Sold and Subsequent (Not yet Redeemed): 0.00

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PRELIMINARY TITLE

PRELIMINARY TITLE

Stark County: Tracts 12-18

 Schedule A	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-8-WA1
--------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------

Transaction Identification Data for reference only:

Commitment No.: NCS-1014212-8-WA1

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

Property Address: Osceola, , IL

Customer Reference:

Revision Date: Rev. 09/02/2020, update eff date, taxes,
waived Req. #11

Title Inquiries to:

Escrow Inquiries to:

SCHEDULE A

1. Commitment Date: August 28, 2020
2. Policy to be issued:
 - (a) 2006 ALTA® Owner Policy
Proposed Insured: To Be Furnished
Proposed Policy Amount: \$1,000.00
 - (b) 2006 ALTA® Lender 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:

TRACT I:

A TRACT OF LAND LOCATED IN A PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS. MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS AND BEARINGS ARE FOR THE PURPOSE OF DESCRIPTION ONLY: BEGINNING AT AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 00 DEGREES 30'11" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 2090.55 FEET; THENCE NORTH 89 DEGREES 16'16" EAST, 577.50 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 29'21" EAST, 44.80 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 16'16" EAST, 745.35 FEET TO AN IRON ROD ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32. THE LAST THREE (3) NAMED COURSES BEING ALONG THE SOUTH LINE OF AN EXISTING 17 1/2 ACRE TRACT; THENCE NORTH 00 DEGREES 14'40" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 637.41 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES 16'16" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 282.03 FEET TO THE NORTHERLY BANK OF

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

Stark County: Tracts 12-18

THE SPOON RIVER; THENCE SOUTH 19 DEGREES 37'00" EAST, 253.98 FEET; THENCE SOUTH 46 DEGREES 34'25" EAST, 220.14 FEET; THENCE SOUTH 75 DEGREES 22'19" EAST, 129.33 FEET; THENCE NORTH 76 DEGREES 28'26" EAST, 203.89 FEET. THE LAST FOUR (4) NAMED COURSES BEING ALONG SAID NORTH BANK; THENCE SOUTH 13 DEGREES 17'10" EAST, 344.33 FEET TO AN IRON ROD; THENCE SOUTH 32 DEGREES 28'09" EAST, 261.05 FEET TO AN IRON ROD; THENCE SOUTH 63 DEGREES 47'42" EAST, 89.14 FEET TO AN IRON ROD; THENCE SOUTH 79 DEGREES 44'22" EAST, 342.54 FEET TO AN IRON ROD; THENCE SOUTH 42 DEGREES 26'59" EAST, 177.54 FEET TO AN IRON ROD; THENCE SOUTH 56 DEGREES 53'25" EAST, 208.53 FEET TO AN IRON ROD; THENCE SOUTH 28 DEGREES 08'54" EAST, 174.70 FEET TO AN IRON ROD; THENCE SOUTH 47 DEGREES 52'23" EAST, 50.51 FEET TO AN IRON ROD; THENCE SOUTH 84 DEGREES 09'03" EAST, 300.04 FEET TO AN IRON ROD; THENCE SOUTH 81 DEGREES 11'13" EAST, 220.63 FEET TO AN IRON ROD; THENCE SOUTH 44 DEGREES 08'13" EAST, 124.40 FEET TO AN IRON ROD; THENCE SOUTH 72 DEGREES 11'45" EAST, 172.49 FEET TO AN IRON ROD; THENCE SOUTH 76 DEGREES 03'20" EAST, 163.40 FEET TO AN IRON ROD; THENCE SOUTH 29 DEGREES 29'16" EAST, 44.19 FEET TO AN IRON ROD; THENCE SOUTH 60 DEGREES 41'06" EAST, 44.91 FEET TO AN IRON ROD; THENCE NORTH 45 DEGREES 09'24" EAST, 83.43 FEET TO AN IRON ROD; THENCE NORTH 86 DEGREES 15'00" EAST, 164.05 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 26'17" WEST, 933.53 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 06'00" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32 AND CONTINUING ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 4406.39 FEET TO THE PLACE OF BEGINNING, STARK COUNTY, ILLINOIS.

TRACT II:

A TRACT OF LAND LOCATED IN A PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS. MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS AND BEARINGS ARE FOR THE PURPOSE OF DESCRIPTION ONLY: BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES 26'26" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 64.00 FEET TO THE WEST CORNER OF AN EXISTING 11.31 ACRE TRACT; THENCE SOUTH 77 DEGREES 12'56" EAST, 701.75 FEET TO AN IRON ROD; THENCE NORTH 54 DEGREES 46'40" EAST, 136.85 FEET TO AN IRON ROD; THENCE SOUTH 67 DEGREES 09'08" EAST, 585.78 FEET TO AN IRON ROD; THENCE NORTH 81 DEGREES 58'49" EAST, 400.62 FEET TO AN IRON ROD. THE LAST FOUR (4) NAMED COURSES BEING ALONG THE SOUTH SIDE OF SAID 11.31 ACRE TRACT; THENCE SOUTH 00 DEGREES 26'17" WEST, 1466.80 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 15'00" WEST, 164.05 FEET TO AN IRON ROD; THENCE SOUTH 45 DEGREES 09'24" WEST, 83.43 FEET TO AN IRON ROD; THENCE NORTH 60 DEGREES 41'06" WEST, 44.91 FEET TO AN IRON ROD; THENCE NORTH 29 DEGREES 29'16" WEST, 44.19 FEET TO AN IRON ROD; THENCE NORTH 76 DEGREES 03'20" WEST, 163.40 FEET TO AN IRON ROD; THENCE NORTH 72 DEGREES 11'45" WEST, 172.49 FEET TO AN IRON ROD; THENCE NORTH 44 DEGREES 08'13" WEST, 124.40 FEET TO AN IRON ROD; THENCE NORTH 81 DEGREES 11'13" WEST, 220.63 FEET TO AN IRON ROD; THENCE NORTH 84 DEGREES 09'03" WEST, 300.04 FEET TO AN IRON ROD; THENCE NORTH 47 DEGREES 52'23" WEST, 50.51 FEET TO AN IRON ROD; THENCE NORTH 28 DEGREES 08'54" WEST, 174.70 FEET TO AN IRON ROD; THENCE NORTH 56 DEGREES 53'25" WEST, 208.53 FEET TO AN IRON ROD; THENCE NORTH 42 DEGREES 26'59" WEST, 177.54 FEET TO AN IRON ROD; THENCE NORTH 79 DEGREES 44'22" WEST, 342.54 FEET TO AN IRON ROD; THENCE NORTH 63 DEGREES 47'42" WEST, 89.14 FEET TO AN IRON ROD; THENCE NORTH 32 DEGREES 28'09" WEST, 261.05 FEET TO AN IRON ROD; THENCE NORTH 13 DEGREES 17'10" WEST, 344.33 FEET TO THE NORTH BANK OF SPOON RIVER; THENCE NORTH 76 DEGREES 28'26" EAST, ALONG SAID NORTH BANK, 55.99 FEET; THENCE NORTH 56 DEGREES 33'00" EAST, ALONG SAID NORTH BANK, 503.33 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 00 DEGREES 10'18" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 97.72 FEET TO THE PLACE OF BEGINNING, STARK COUNTY, ILLINOIS.

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PRELIMINARY TITLE

Stark County: Tracts 12-18

EXCEPTING FROM THE ABOVE TRACT I: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS.

ALSO EXCEPTING FROM THE ABOVE TRACT I: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP FOURTEEN (14) NORTH, RANGE SEVEN (7), EAST OF THE 4TH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE TRACTS I AND II: A TRACT OF LAND LOCATED IN A PART OF THE NORTH HALF (N 1/2) OF SECTION THIRTY-TWO (32), TOWNSHIP FOURTEEN (14) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS AND BEARINGS ARE FOR THE PURPOSE OF DESCRIPTION ONLY: COMMENCING AT AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 1766.63 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING FOR THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 323.92 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 16 SECONDS EAST, 577.50 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 29 MINUTES 21 SECONDS EAST, 44.80 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 16 MINUTES 16 SECONDS EAST, 745.35 FEET TO AN IRON ROD ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 (THE LAST THREE (3) NAMED COURSES BEING ALONG THE SOUTH LINE OF AN EXISTING 17 1/2 ACRE TRACT); THENCE NORTH 00 DEGREES 14 MINUTES 40 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 637.41 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES 16 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 282.03 FEET TO THE NORTHERLY BANK OF THE SPOON RIVER; THENCE SOUTH 19 DEGREES 37 MINUTES 00 SECONDS EAST, 253.98 FEET; THENCE SOUTH 46 DEGREES 34 MINUTES 25 SECONDS EAST, 220.14 FEET; THENCE SOUTH 75 DEGREES 22 MINUTES 19 SECONDS EAST, 129.33 FEET; THENCE NORTH 76 DEGREES 28 MINUTES 26 SECONDS EAST, 259.88 FEET; THENCE NORTH 56 DEGREES 33 MINUTES 00 SECONDS EAST, 504.33 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32 (THE LAST FIVE (5) NAMED COURSES BEING ALONG THE NORTHERLY BANK OF SAID SPOON RIVER); THENCE NORTH 00 DEGREES 10 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 97.72 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES 26 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 64.00 FEET; THENCE SOUTH 77 DEGREES 12 MINUTES 56 SECONDS EAST, ALONG THE SOUTHERLY LINE OF AN EXISTING 11.31 ACRE TRACT, 280.66 FEET; THENCE SOUTH 60 DEGREES 41 MINUTES 00 SECONDS WEST, 215.71 FEET TO AN IRON ROD; THENCE SOUTH 51 DEGREES 45 MINUTES 19 SECONDS WEST, 109.65 FEET TO AN IRON ROD; THENCE SOUTH 16 DEGREES 34 MINUTES 25 SECONDS WEST, 63.10 FEET TO AN IRON ROD; THENCE SOUTH 04 DEGREES 47 MINUTES 37 SECONDS EAST, 219.10 FEET TO AN IRON ROD; THENCE SOUTH 29 DEGREES 56 MINUTES 45 SECONDS EAST, 44.66 FEET TO AN IRON ROD; THENCE SOUTH 79 DEGREES 14 MINUTES 29 SECONDS EAST, 89.42 FEET TO AN IRON ROD; THENCE SOUTH 50 DEGREES 11 MINUTES 29 SECONDS EAST, 121.51 FEET TO AN IRON ROD; THENCE SOUTH 19 DEGREES 36 MINUTES 22 SECONDS WEST, 90.29 FEET TO AN IRON ROD; THENCE SOUTH 59 DEGREES 41 MINUTES 24 SECONDS EAST, 277.33 FEET TO AN IRON ROD; THENCE NORTH 49 DEGREES 52 MINUTES 19 SECONDS EAST, 155.72 FEET TO AN IRON ROD; THENCE SOUTH 80 DEGREES 22 MINUTES 33 SECONDS EAST, 181.87 FEET TO AN IRON ROD; THENCE SOUTH 16 DEGREES 53 MINUTES 29 SECONDS WEST, 62.33 FEET TO AN IRON ROD; THENCE SOUTH 81 DEGREES 04 MINUTES 28

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PRELIMINARY TITLE

Stark County: Tracts 12-18

SECONDS WEST, 113.26 FEET TO AN IRON ROD; THENCE SOUTH 36 DEGREES 40 MINUTES 08 SECONDS WEST, 245.47 FEET TO AN IRON ROD; THENCE SOUTH 76 DEGREES 37 MINUTES 09 SECONDS EAST, 158.91 FEET TO AN IRON ROD; THENCE SOUTH 56 DEGREES 41 MINUTES 09 SECONDS EAST, 92.63 FEET TO AN IRON ROD; THENCE SOUTH 16 DEGREES 57 MINUTES 04 SECONDS EAST, 107.71 FEET TO AN IRON ROD; THENCE SOUTH 77 DEGREES 38 MINUTES 51 SECONDS EAST, 167.66 FEET TO AN IRON ROD; THENCE SOUTH 51 DEGREES 19 MINUTES 29 SECONDS EAST, 99.58 FEET TO AN IRON ROD; THENCE SOUTH 78 DEGREES 08 MINUTES 44 SECONDS EAST, 130.24 FEET TO AN IRON ROD; THENCE SOUTH 39 DEGREES 01 MINUTES 26 SECONDS EAST, 158.84 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST, 126.29 FEET TO AN IRON ROD; THENCE SOUTH 50 DEGREES 33 MINUTES 20 SECONDS EAST, 124.37 FEET TO AN IRON ROD; THENCE SOUTH 73 DEGREES 51 MINUTES 08 SECONDS EAST, 230.58 FEET TO AN IRON ROD; THENCE SOUTH 07 DEGREES 13 MINUTES 15 SECONDS WEST, 46.45 FEET TO AN IRON ROD; THENCE SOUTH 53 DEGREES 26 MINUTES 34 SECONDS WEST, 142.37 FEET TO AN IRON ROD; THENCE NORTH 87 DEGREES 19 MINUTES 31 SECONDS WEST, 39.07 FEET TO AN IRON ROD; THENCE NORTH 29 DEGREES 53 MINUTES 40 SECONDS WEST, 48.14 FEET TO AN IRON ROD; THENCE NORTH 72 DEGREES 54 MINUTES 39 SECONDS WEST, 330.74 FEET TO AN IRON ROD; THENCE NORTH 44 DEGREES 29 MINUTES 52 SECONDS WEST, 124.92 FEET TO AN IRON ROD; THENCE NORTH 78 DEGREES 10 MINUTES 54 SECONDS WEST, 152.66 FEET TO AN IRON ROD; THENCE SOUTH 87 DEGREES 10 MINUTES 59 SECONDS WEST, 136.88 FEET TO AN IRON ROD; THENCE NORTH 75 DEGREES 07 MINUTES 18 SECONDS WEST, 104.14 FEET TO AN IRON ROD; THENCE NORTH 84 DEGREES 34 MINUTES 35 SECONDS WEST, 127.95 FEET TO AN IRON ROD; THENCE NORTH 49 DEGREES 45 MINUTES 57 SECONDS WEST, 65.62 FEET TO AN IRON ROD; THENCE NORTH 21 DEGREES 37 MINUTES 42 SECONDS WEST, 106.29 FEET TO AN IRON ROD; THENCE NORTH 48 DEGREES 19 MINUTES 13 SECONDS WEST, 98.90 FEET TO AN IRON ROD; THENCE NORTH 65 DEGREES 05 MINUTES 04 SECONDS WEST, 185.73 FEET TO AN IRON ROD; THENCE NORTH 18 DEGREES 30 MINUTES 05 SECONDS WEST, 106.35 FEET TO AN IRON ROD; THENCE NORTH 47 DEGREES 15 MINUTES 50 SECONDS WEST, 112.28 FEET TO AN IRON ROD; THENCE NORTH 82 DEGREES 37 MINUTES 08 SECONDS WEST, 325.74 FEET TO AN IRON ROD; THENCE NORTH 64 DEGREES 50 MINUTES 24 SECONDS WEST, 54.30 FEET TO AN IRON ROD; THENCE NORTH 32 DEGREES 13 MINUTES 44 SECONDS WEST, 298.35 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 16 MINUTES 16 SECONDS WEST, 2152.42 FEET TO AN IRON ROD; THENCE SOUTH 12 DEGREES 12 MINUTES 56 SECONDS WEST, 212.75 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 29 MINUTES 49 SECONDS WEST, 40.00 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF STARK AND STATE OF ILLINOIS.

TRACT III:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS.

TRACT IV:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP FOURTEEN (14) NORTH, RANGE SEVEN (7), EAST OF THE 4TH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS.

THE ABOVE DESCRIBED TRACTS I- IV ARE ALSO TOGETHER DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PART OF THE N1/2 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE 4TH P.M., STARK COUNTY, ILLINOIS. MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS AND BEARINGS ARE FOR THE PURPOSE OF DESCRIPTION ONLY: BEGINNING AT AN IRON ROD AT THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SECTION 32; THENCE N 00°30'11" W, ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 32, A DISTANCE

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PRELIMINARY TITLE

Stark County: Tracts 12-18

OF 1766.63 FEET TO AN IRON ROD; THENCE N 89°29'49" E, A DISTANCE OF 40.00 FEET TO AN IRON ROD; THENCE N 12°12'56" E, A DISTANCE OF 212.75 FEET TO AN IRON ROD; THENCE N 89°16'16" E, A DISTANCE OF 2152.42 FEET TO AN IRON ROD; THENCE S 32°13'44" E, A DISTANCE OF 298.35 FEET TO AN IRON ROD; THENCE S 64°50'24" E, A DISTANCE OF 54.30 FEET TO AN IRON ROD; THENCE S 82°37'08" E, A DISTANCE OF 325.74 FEET TO AN IRON ROD; THENCE S 47°15'50" E, A DISTANCE OF 112.28 FEET TO AN IRON ROD; THENCE S 18°30'05" E, A DISTANCE OF 106.35 FEET TO AN IRON ROD; THENCE S 65°05'04" E, A DISTANCE OF 185.73 FEET TO AN IRON ROD; THENCE S 48°19'13" E, A DISTANCE OF 98.90 FEET TO AN IRON ROD; THENCE S 21°37'42" E, A DISTANCE OF 106.29 FEET TO AN IRON ROD; THENCE S 49°45'57" E, A DISTANCE OF 65.62 FEET TO AN IRON ROD; THENCE S 84°34'35" E, A DISTANCE OF 127.95 FEET TO AN IRON ROD; THENCE S 75°07'18" E, A DISTANCE OF 104.14 FEET TO AN IRON ROD; THENCE N 87°10'59" E, A DISTANCE OF 136.88 FEET TO AN IRON ROD; THENCE S 78°10'54" E, A DISTANCE OF 152.66 FEET TO AN IRON ROD; THENCE S 44°29'52" E, A DISTANCE OF 124.92 FEET TO AN IRON ROD; THENCE S 72°54'39" E, A DISTANCE OF 330.74 FEET TO AN IRON ROD; THENCE S 29°53'40" E, A DISTANCE OF 48.14 FEET TO AN IRON ROD; THENCE S 87°19'31" E, A DISTANCE OF 39.70 FEET TO AN IRON ROD; THENCE N 53°26'34" E, A DISTANCE OF 142.37 FEET TO AN IRON ROD; THENCE N 07°13'15" E, A DISTANCE OF 46.45 FEET TO AN IRON ROD; THENCE N 73°51'08" W, A DISTANCE OF 230.58 FEET TO AN IRON ROD; THENCE N 50°33'20" W, A DISTANCE OF 124.37 FEET TO AN IRON ROD; THENCE S 89°12'24" W, A DISTANCE OF 126.29 FEET TO AN IRON ROD; THENCE N 39°01'26" W, A DISTANCE OF 158.84 FEET TO AN IRON ROD; THENCE N 78°08'44" W, A DISTANCE OF 130.24 FEET TO AN IRON ROD; THENCE N 51°19'29" W, A DISTANCE OF 99.58 FEET TO AN IRON ROD; THENCE N 77°38'51" W, A DISTANCE OF 167.66 FEET TO AN IRON ROD; THENCE N 16°57'04" W, A DISTANCE OF 107.71 FEET TO AN IRON ROD; THENCE N 56°41'09" W, A DISTANCE OF 92.63 FEET TO AN IRON ROD; THENCE N 76°37'09" W, A DISTANCE OF 158.91 FEET TO AN IRON ROD; THENCE N 36°40'08" E, A DISTANCE OF 245.47 FEET TO AN IRON ROD; THENCE N 81°04'28" E, A DISTANCE OF 113.26 FEET TO AN IRON ROD; THENCE N 16°53'29" E, A DISTANCE OF 62.33 FEET TO AN IRON ROD; THENCE N 80°22'33" W, A DISTANCE OF 181.87 FEET TO AN IRON ROD; THENCE S 49°52'19" W, A DISTANCE OF 155.72 FEET TO AN IRON ROD; THENCE N 59°41'24" W, A DISTANCE OF 277.33 FEET TO AN IRON ROD; THENCE N 19°36'22" E, A DISTANCE OF 90.29 FEET TO AN IRON ROD; THENCE N 50°11'29" W, A DISTANCE OF 121.51 FEET TO AN IRON ROD; THENCE N 79°14'29" W, A DISTANCE OF 89.42 FEET TO AN IRON ROD; THENCE N 29°56'45" W, A DISTANCE OF 44.66 FEET TO AN IRON ROD; THENCE N 04°47'37" W, A DISTANCE OF 219.10 FEET TO AN IRON ROD; THENCE N 16°34'25" E, A DISTANCE OF 63.10 FEET TO AN IRON ROD; THENCE N 51°45'19" E, A DISTANCE OF 109.65 FEET TO AN IRON ROD; THENCE N 60°41'00" E, A DISTANCE OF 215.71 FEET; (THE LAST 46 COURSES BEING ALONG THE SOUTHERLY AND EASTERLY LINES OF AN EXISTING 33.31 ACRE TRACT); THENCE S 77°12'56" E, A DISTANCE OF 421.09 FEET; THENCE N 54°46'40" E, A DISTANCE OF 136.85 FEET TO AN IRON ROD; THENCE S 67°09'08" E, A DISTANCE OF 585.78 FEET TO AN IRON ROD; THENCE N 81°58'49" E, A DISTANCE OF 400.62 FEET TO AN IRON ROD; (THE LAST FOUR COURSES BEING ALONG THE SOUTH LINE OF AN EXISTING 11.31 ACRE TRACT); THENCE S 00°26'17" W, A DISTANCE OF 2400.33 FEET TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 32; THENCE S 89°06'00" W, ALONG SAID SOUTH LINE OF THE NE1/4 AND CONTINUING ALONG THE SOUTH LINE OF SAID NW1/4, A DISTANCE OF 4406.39 FEET TO THE PLACE OF BEGINNING.

TRACT V:

A TRACT OF LAND LOCATED IN A PART OF THE NORTHEAST QUARTER (NE 1/4), NORTHWEST QUARTER (NW 1/4) AND SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3), ELMIRA TOWNSHIP, TOWNSHIP FOURTEEN (14) NORTH, RANGE SIX (6) EAST OF THE FOURTH PRINCIPAL MERIDIAN, STARK COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS AND BEARINGS ARE FOR THE PURPOSE OF DESCRIPTION ONLY; BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 3; THENCE NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 3300.62 FEET TO THE NORTHEAST CORNER OF A 100.827 ACRE TRACT; THENCE

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PRELIMINARY TITLE

Stark County: Tracts 12-18

SOUTH 00 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 1680.03 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 353.25 FEET TO AN IRON ROD; THENCE SOUTH 04 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 469.02 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 3; THENCE NORTH 88 DEGREES 54 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 3, A DISTANCE OF 1019.95 FEET TO A STONE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 3; THENCE NORTH 88 DEGREES 41 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 3, A DISTANCE OF 1265.00 FEET TO AN IRON ROD (THE LAST FIVE (5) NAMED COURSES BEING ALONG THE EAST AND SOUTH SIDES OF SAID 100.827 ACRE TRACT); THENCE SOUTH 01 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 820.60 FEET TO AN IRON ROD; THENCE SOUTH 88 DEGREES 21 MINUTES 28 SECONDS WEST, A DISTANCE OF 611.70 FEET TO AN IRON ROD; THENCE NORTH 01 DEGREES 11 MINUTES 50 SECONDS WEST, A DISTANCE OF 692.38 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 735.83 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00 DEGREES 14 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2271.18 FEET TO THE PLACE OF BEGINNING.

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.


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PRELIMINARY TITLE

Stark County: Tracts 12-18

 Schedule BI & BII	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company File No: NCS-1014212-8-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. 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.
6. 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.
7. 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.
8. This Company must be provided with the following for Iron Horse Acres LLC, a Delaware limited liability company, for review, prior to closing:

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PRELIMINARY TITLE

Stark County: Tracts 12-18

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.

9. 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.

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 Stark 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 item has been intentionally deleted.


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PRELIMINARY TITLE

Stark County: Tracts 12-18

 <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-1014212-8-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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PRELIMINARY TITLE

Stark County: Tracts 12-18

 First American Schedule BII (Cont.)	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-8-WA1
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SCHEDULE B, PART II (Continued)

Exceptions (Continued)

Part Two:

1. General real estate taxes for the year(s) 2019 (Final Installment), 2020 and subsequent years.
The first installment of the 2019 taxes in the amount of \$972.05 is paid.
The final installment of the 2019 taxes in the amount of \$972.05 is paid; penalty of \$14.58 is not paid plus further penalty, if any .
The 2020 taxes are not yet ascertainable or payable.
Permanent Index Number: 02-32-100-008
If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
(Affects part of Tract I and Tract IV)
2. General real estate taxes for the year(s) 2019 (Final Installment), 2020 and subsequent years.
The first installment of the 2019 taxes in the amount of \$677.82 is paid.
The final installment of the 2019 taxes in the amount of \$677.82 is paid; penalty of \$10.17 is not paid plus further penalty, if any .
The 2020 taxes are not yet ascertainable or payable.
Permanent Index Number: 02-32-200-008
If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
(Affects remainder of Tract I)
3. General real estate taxes for the year(s) 2019 (Final Installment), 2020 and subsequent years.
The first installment of the 2019 taxes in the amount of \$414.93 is paid.

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PRELIMINARY TITLE

Stark County: Tracts 12-18

The final installment of the 2019 taxes in the amount of \$414.93 is paid; penalty of \$6.22 is not paid plus further penalty, if any.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 02-32-200-009

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

(Affects Tract II)

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

The first installment of the 2019 taxes in the amount of \$291.77 is paid.

The final installment of the 2019 taxes in the amount of \$291.77 is paid; penalty of \$4.38 is not paid plus further penalty, if any .

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 02-32-100-009

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

(Affects Tract III)

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

The first installment of the 2019 taxes in the amount of \$257.25 is paid.

The final installment of the 2019 taxes in the amount of \$257.25 is paid; penalty of \$3.86 is not paid plus further penalty, if any.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 01-03-200-005

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

(Affects part of Tract V)

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

The first installment of the 2019 taxes in the amount of \$776.24 is paid.

The final installment of the 2019 taxes in the amount of \$776.24 is paid; penalty of \$11.64 is not paid plus further penalty, if any .

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 01-03-100-001

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

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PRELIMINARY TITLE

Stark County: Tracts 12-18

(Affects part of Tract V)

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

The first installment of the 2019 taxes in the amount of \$508.78 is paid.

The final installment of the 2019 taxes in the amount of \$508.78 is paid; penalty of \$7.63 is not paid plus further penalty, if any.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 01-03-100-002

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

(Affects remainder of Tract V)

8. 30 foot ingress and egress easement as created by Special Warranty Deed from Summit Farms, LLC and RTS Farms, LLC, d/b/a RTS Farms IL, LLC, to Kent D. Cobb and Karen S. Cobb, husband and wife, dated January 11, 2008 and recorded January 18, 2008 as document [2008-93713](#), and the terms and provisions thereof.

(Affects Tract I)

9. Survey prepared by Kevin Wallace, dated January 8, 2016, under Job No. 15321-001, shows the following:
- a. Rights of providers in existing underground telephone lines.
10. 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.
11. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
12. 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.
13. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
14. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

End of Schedule B

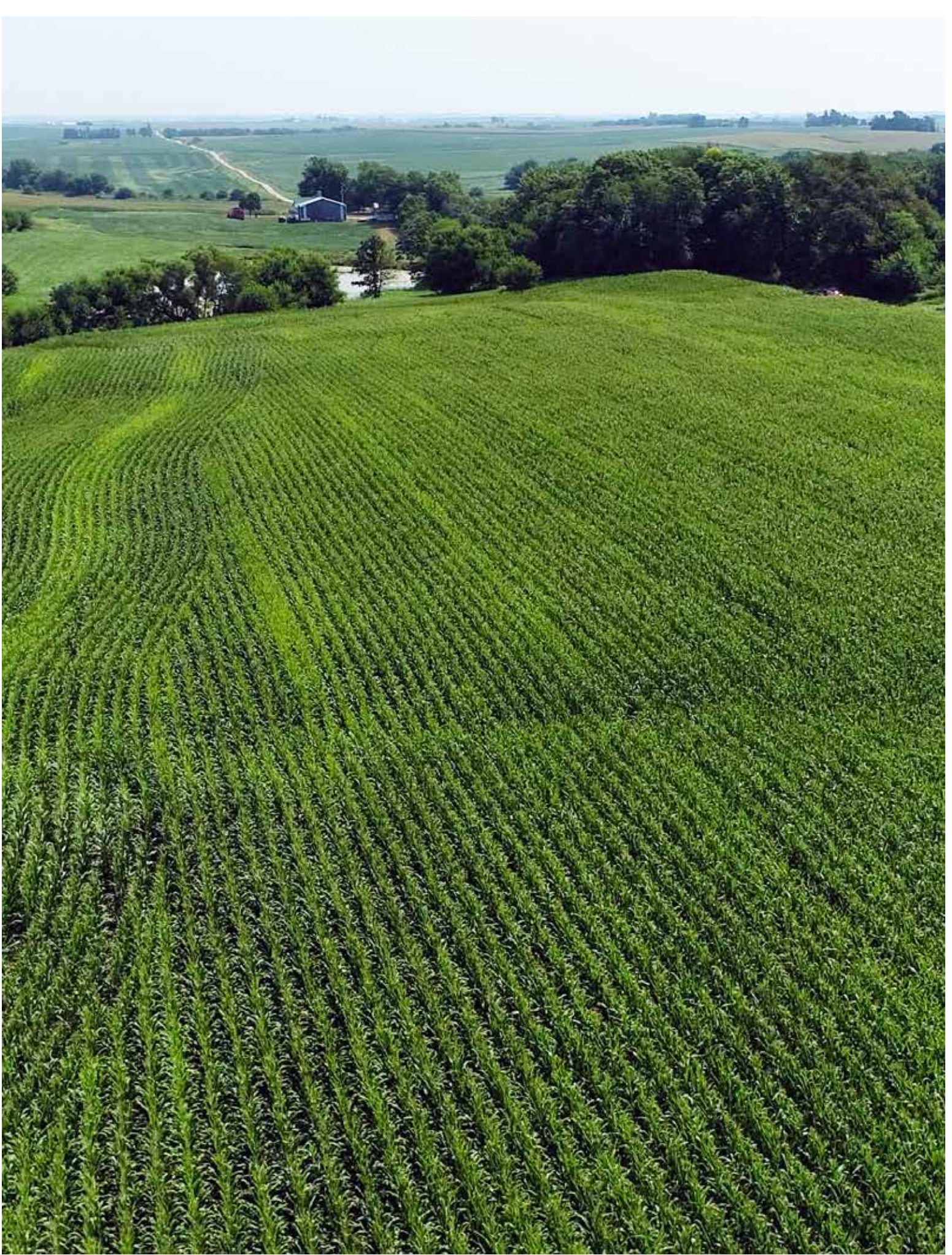
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PHOTOS

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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.



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

