

LAND AUCTION

Productive, Tillable Land

Montgomery County, Illinois

736±

acres

Offered in 14 Tracts

INFORMATION BOOKLET



- Nearly 100% Tillable
- Productive Soils
- Tracts from 8± Acres to 85± Acres
- Possession for 2022 Crop Season
- Near Hillsboro, IL



Held at The Event Center of Montgomery County

Thursday, October 21 • 10am CST

ONLINE BIDDING AVAILABLE

3% Buyer's Premium 800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

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.

OWNERS: New River Royalty, LLC



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

PROCEDURE: The property will be offered in 14 individual tracts, any combination of tracts & as a total unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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 at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

EVIDENCE & STATE OF TITLE: Seller will pay the premium for an owner's title ins. policy. Buyer pays all costs of any loan, lender's title ins. &/or title ins. endorsement. Buyer & Seller will share (50:50) the cost of preparing the title commitment (incl. search fees & copy charges), administering the closing & any survey required by the Purchase Agreement.

DEED: Seller shall provide Special Warranty Deed(s), subject to the terms & conditions of the Purchase Agreement.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place 30 days after the date of the auction.

POSSESSION: Possession will be at closing, subject to tenant's rights for the 2021 farming season.

REAL ESTATE TAXES: Real Estate taxes will be the responsibility of the buyer(s)

beginning w/ taxes assessed 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 Bidders 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.

FSA TILLABLE: Tillable acres have been estimated based on information provided by the USDA/FSA office. Please visit the auction website to download FSA field boundary maps that are available in the Information Book or call for more info.

MINERAL RIGHTS: Seller shall retain any interest in minerals, mineral rights, mining & mineral development rights, ancillary associated rights, & subsidence rights.

MITIGATION AGREEMENTS: The Seller has entered into a certain Mitigation Agreements dated August 12, 2010, w/ Hillsboro Energy, LLC ("Hillsboro"), which was amended & restated w/ an effective date of August 21, 2018 (the "Mitigation Agreement"). The Mitigation Agreement is of record & is legally binding instruments providing for the mitigation by Hillsboro or its successors & assigns of subsidence damage to any structure(s) located on property subject to the Mitigation Agreement (the "Affected Property"). Under the Mitigation Agreement, among other provisions, Hillsboro is obligated to either repair any damage to structure(s) on the Affected Property or compensate the surface owner for the diminution in value of such structure(s) or, alternatively, pay the surface owner the appraised value of any structure(s) expected to be impacted

by subsidence activities prior to mining in exchange for certain waivers. The foregoing summarizes certain provisions of the Mitigation Agreement, but is qualified in its entirety by the full & complete terms of the Mitigation Agreement, & is provided without representation or warranty, express or implied, as to accuracy or completeness. All bidders should review the terms & conditions of the Mitigation Agreement, which is available upon request.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are provided on an informational basis only & are expressly subject to the terms & conditions set forth 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 persons 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.**

Mng Broker/Auctioneer: Rex D. Schrader II • 800.451.2709 #471.006686 #441.001031

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

BOOKLET INDEX

- **BIDDER REGISTRATION FORMS**
- **LOCATION & TRACT MAPS**
- **MAPS**
- **FSA INFORMATION**
- **COUNTY TAX INFORMATION**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 21, 2021

736 ACRES – MONTGOMERY COUNTY, ILLINOIS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, October 14, 2021.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
736± Acres • Montgomery County, Illinois
Thursday, October 21, 2021

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

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 21, 2021 at 10:00 AM (CST) 11:00 AM (EST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, October 14, 2021**. Send your deposit and return this form via **email to: auctions@schraderauction.com or fax to: 260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

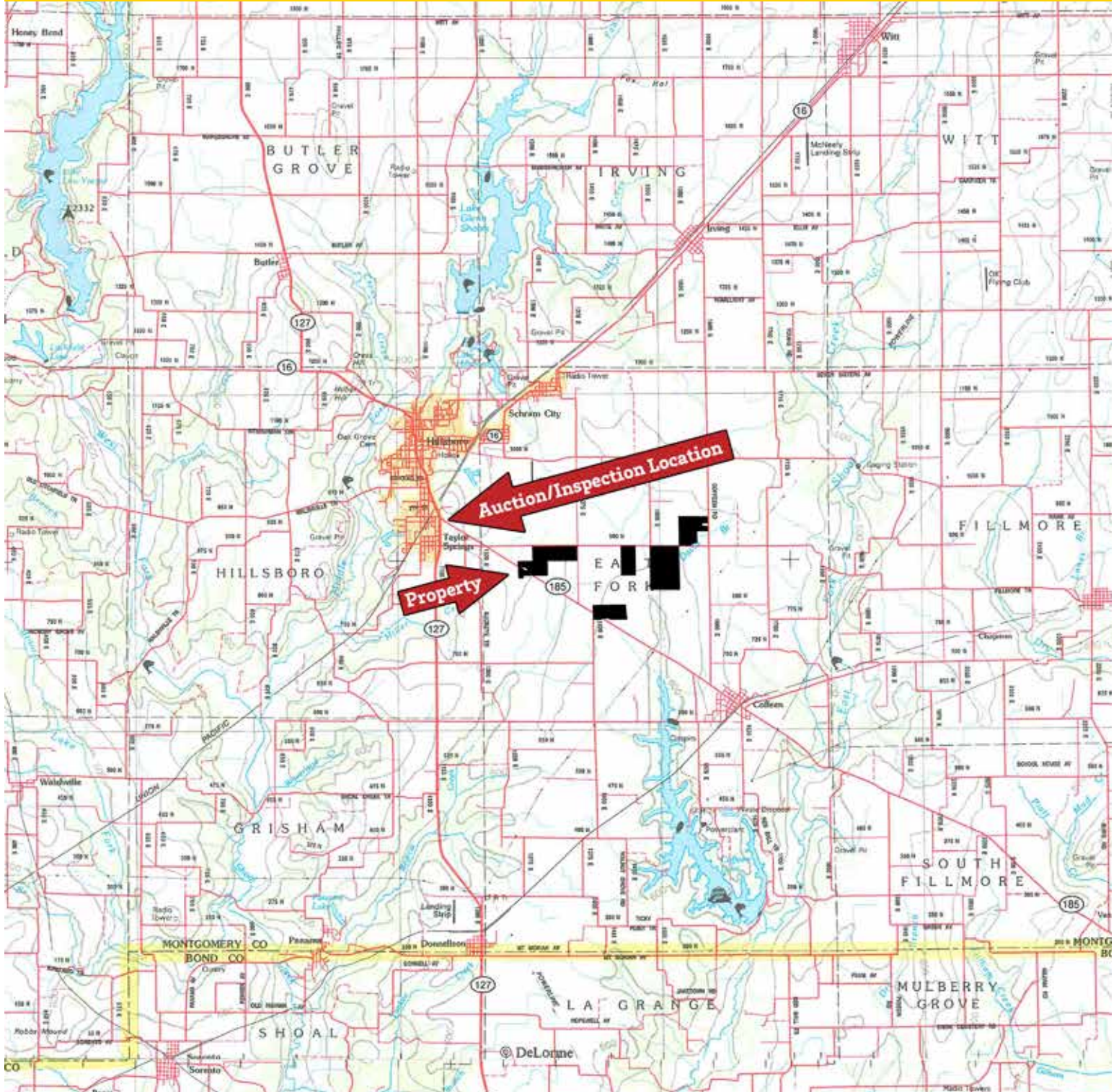
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



AUCTION LOCATION: The Event Center of Montgomery County • 11198 IL Rt 185, Hillsboro, IL

PROPERTY LOCATION: From the junction of IL RT 127 & IL RT 185 on the Southside of Hillsboro

TRACTS 1 - 3, take take IL Rt 185 Southeast 1 mi. to N 9th Ave (CR 900 N) turn East & proceed 1/2 mi. to Tracts.

TRACTS 4 & 5, take IL Rt 185 Southeast 1.7 mi. to Tracts.

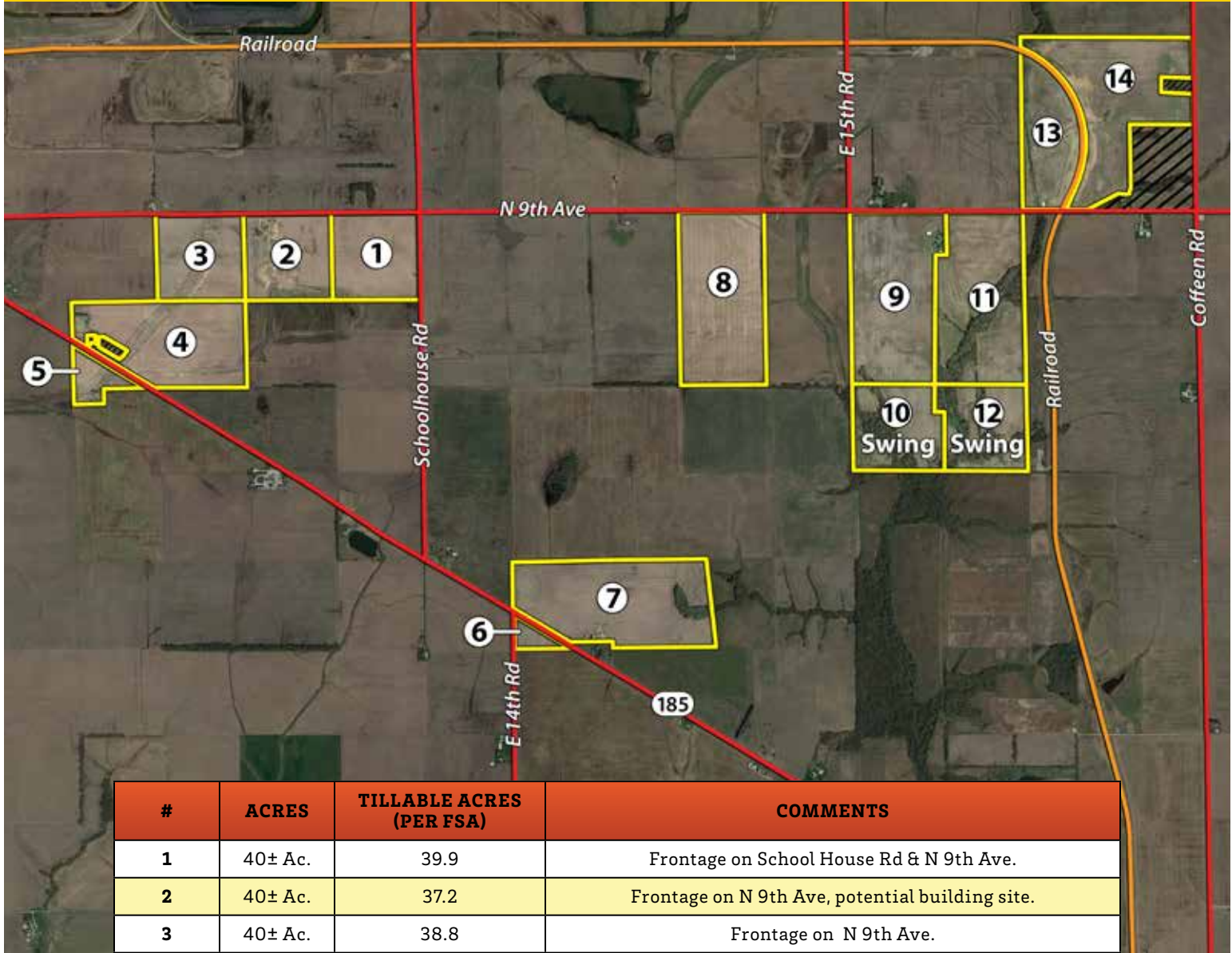
TRACTS 6 & 7, take IL Rt 185 southeast 1.7 miles to Tracts.

TRACT 8, take IL Rt 185 Southeast 1 mi. to N 9th Ave (CR 900 N) turn east & proceed 2.4 mi. to Tract.

TRACTS 9-12, take IL Rt 185 1 mi. to N 9th Ave (CR 900 N) turn East & proceed 3.1 mi. to Tracts.

TRACTS 13 -14, take IL Rt 185 Southeast 1 mi. to N 9th Ave (CR 900 N) turn East & proceed 3.8 mi. to Coffeen Rd turn North 1/2 mi. to Tracts.

LOCATION & TRACT MAPS

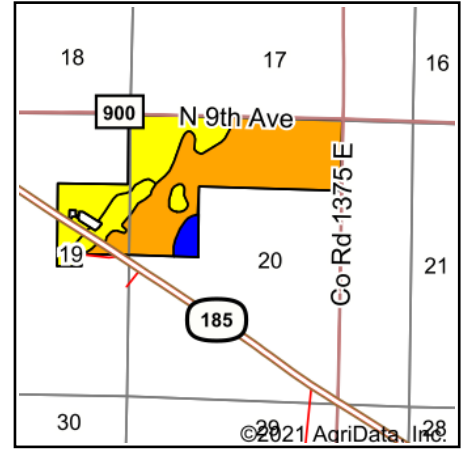
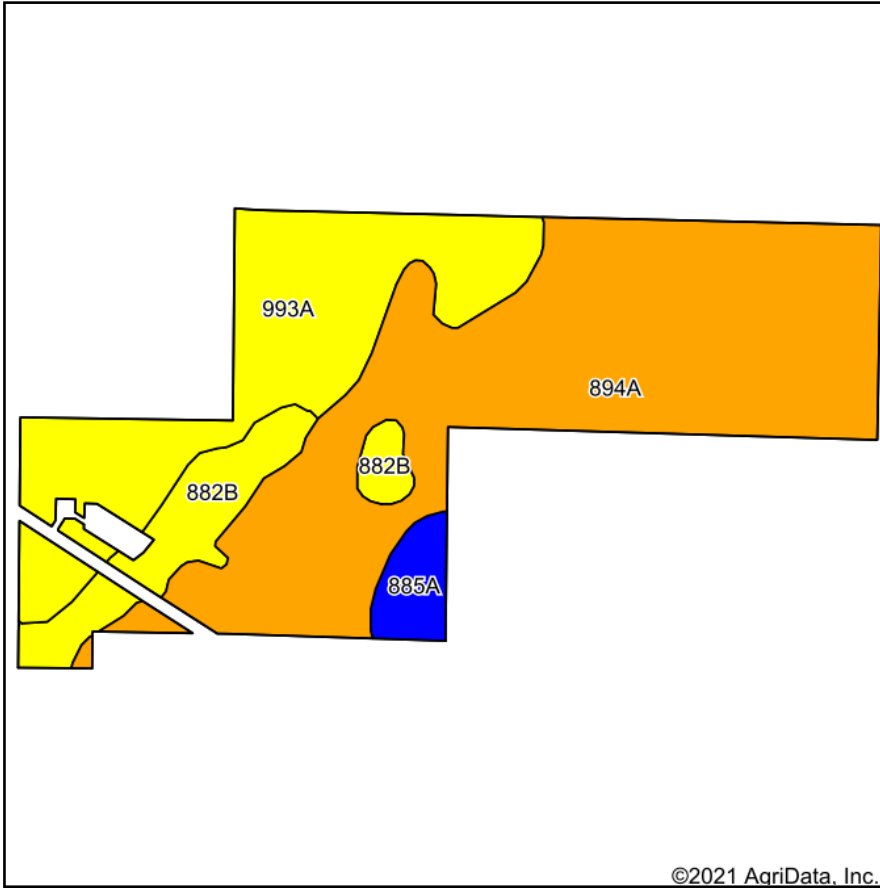


#	ACRES	TILLABLE ACRES (PER FSA)	COMMENTS
1	40± Ac.	39.9	Frontage on School House Rd & N 9th Ave.
2	40± Ac.	37.2	Frontage on N 9th Ave, potential building site.
3	40± Ac.	38.8	Frontage on N 9th Ave.
4	70± Ac.	66.3	Frontage on IL Rt 185.
5	10± Ac.	9.6	Frontage on IL Rt 185.
6	8± Ac.	4.6	Frontage on IL Rt 185.
7	85± Ac.	80.3	Frontage on IL Rt185, small woods on east end. (2) steel grain bins one 11,000 bushel w/ aeration & unloading auger second 4500 bushel w/ aeration, older barn & small bin.
8	80± Ac.	73.3	Frontage on N 9th Ave, some drainage tile.
9	85± Ac.	82 (est.)	Frontage on N 9th Ave. 40'x60' pole barn, electricity, dirt floor, (2) sets of machine doors. (3) 1500 bushel steel grain bins.
10 "Swing"	42± Ac.	14 (est.)	"Swing" tract must be combined w/ property having access to a public road.
11	78± Ac.	55 (est.)	Frontage on N 9th Ave, combination of tillable & woods.
12 "Swing"	38± Ac.	15 (est.)	"Swing" tract must be combined w/ property having access to a public road.
13	38± Ac.	36.1	Combination of tillable & recreational land, fronting N 9th Ave.
14	82± Ac.	77.8	Frontage on Coffeen Rd & N 9th Ave.

MAPS

SURETY SOILS MAP

Tracts 1-5



State: **Illinois**
 County: **Montgomery**
 Location: **20-8N-3W**
 Township: **East Fork**
 Acres: **200.42**
 Date: **9/15/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL135, Soil Area Version: 17													
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
894A	Herrick-Biddle-Piasa silt loams, 0 to 2 percent slopes	116.92	58.3%		UNF	164	54	66	83	0	0.00	5.03	122
993A	Cowden-Piasa silt loams, 0 to 2 percent slopes	56.60	28.2%		UNF	149	48	59	0	124	0.00	4.54	112
**882B	Oconee-Darmstadt-Coulterville silt loams, 2 to 5 percent slopes	20.16	10.1%		UNF	**147	**48	**55	0	**110	0.00	**4.50	**109
885A	Viriden-Fosterburg silt loams, 0 to 2 percent slopes	6.74	3.4%		FAV	175	57	68	0	128	0.00	5.17	131
Weighted Average						158.4	51.8	63	48.4	50.4	0.00	4.84	118.2

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".

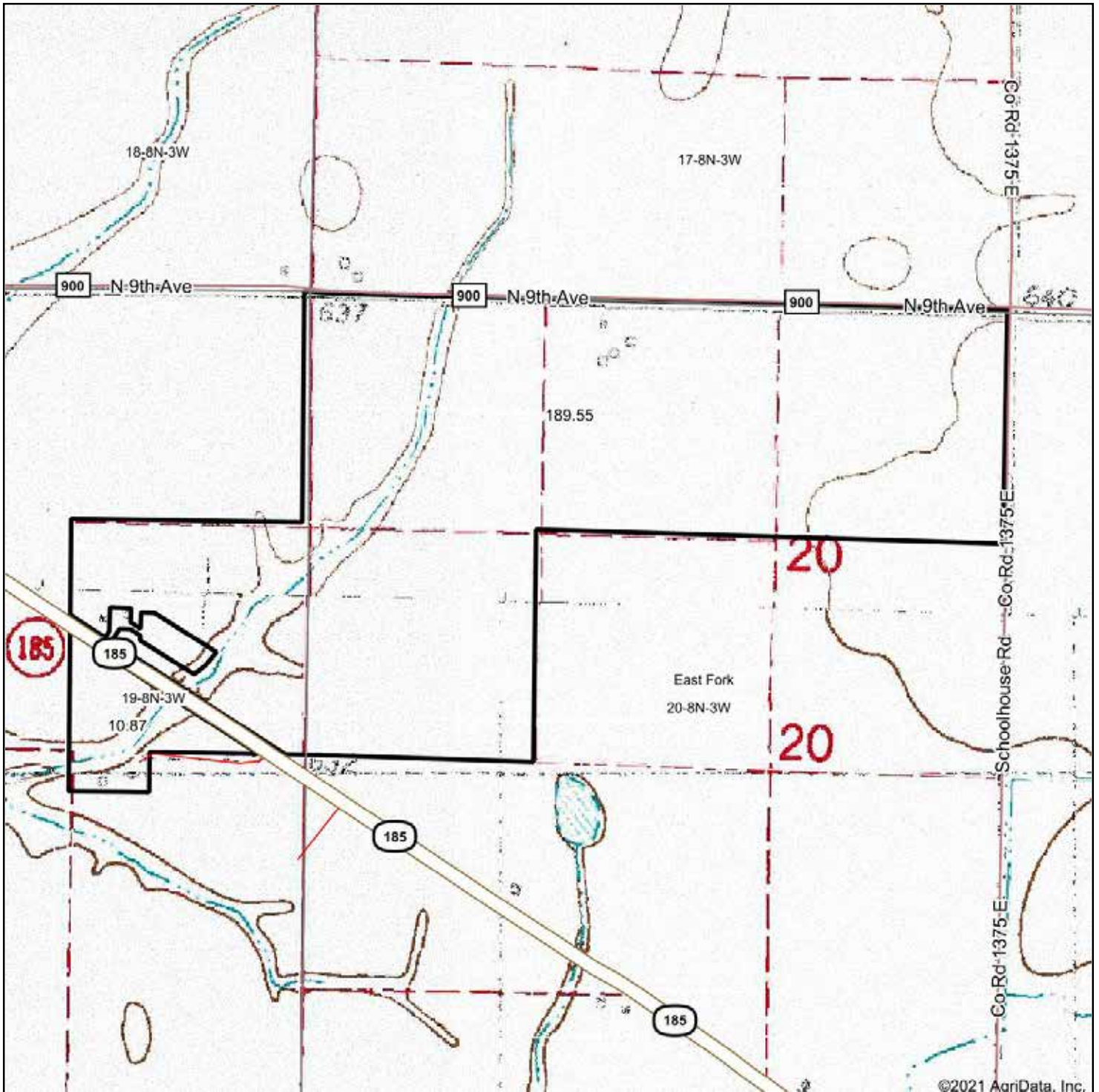
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^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

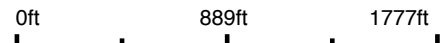
Tracts 1-5



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map center: 39° 7' 33.12, -89° 27' 5.56



20-8N-3W
Montgomery County
Illinois

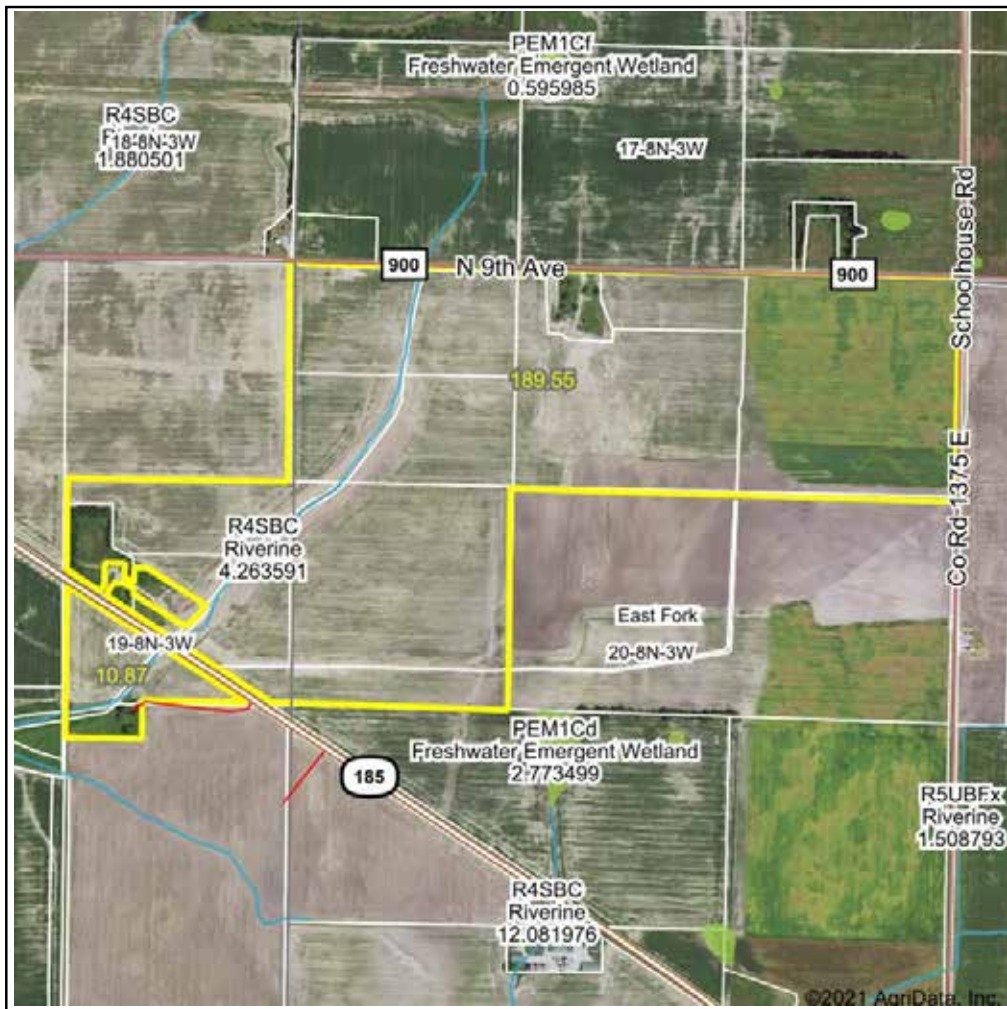


9/15/2021

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

WETLANDS MAP

Tracts 1-5

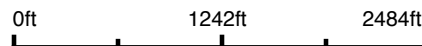


State: **Illinois**
 Location: **20-8N-3W**
 County: **Montgomery**
 Township: **East Fork**
 Date: **9/15/2021**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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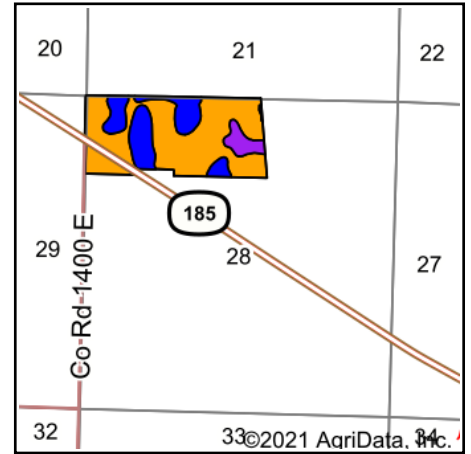
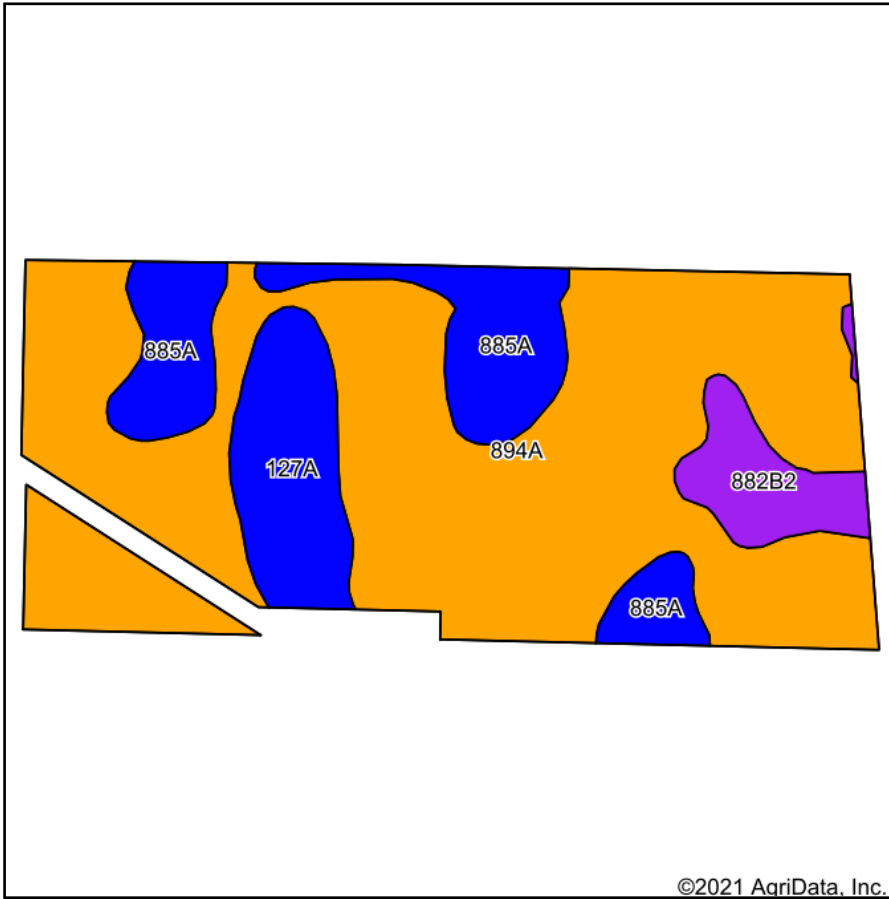


Classification Code	Type	Acres
R4SBC	Riverine	1.62
	Total Acres	1.62

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

SURETY SOILS MAP

Tracts 6 & 7



State: **Illinois**
 County: **Montgomery**
 Location: **28-8N-3W**
 Township: **East Fork**
 Acres: **89.54**
 Date: **9/15/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL135, Soil Area Version: 17													
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
894A	Herrick-Biddle-Piasa silt loams, 0 to 2 percent slopes	62.60	69.9%		UNF	164	54	66	83	0	0.00	5.03	122
885A	Virden-Fosterburg silt loams, 0 to 2 percent slopes	13.38	14.9%		FAV	175	57	68	0	128	0.00	5.17	131
127A	Harrison silt loam, 0 to 2 percent slopes	8.40	9.4%		FAV	179	55	70	93	0	5.77	0.00	130
**882B2	Oconee-Darmstadt-Coulterville silt loams, 2 to 5 percent slopes, eroded	5.16	5.8%		UNF	**138	**45	**52	0	**103	0.00	**4.23	**102
Weighted Average						165.6	54	65.9	66.8	25.1	0.54	4.53	122.9

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".

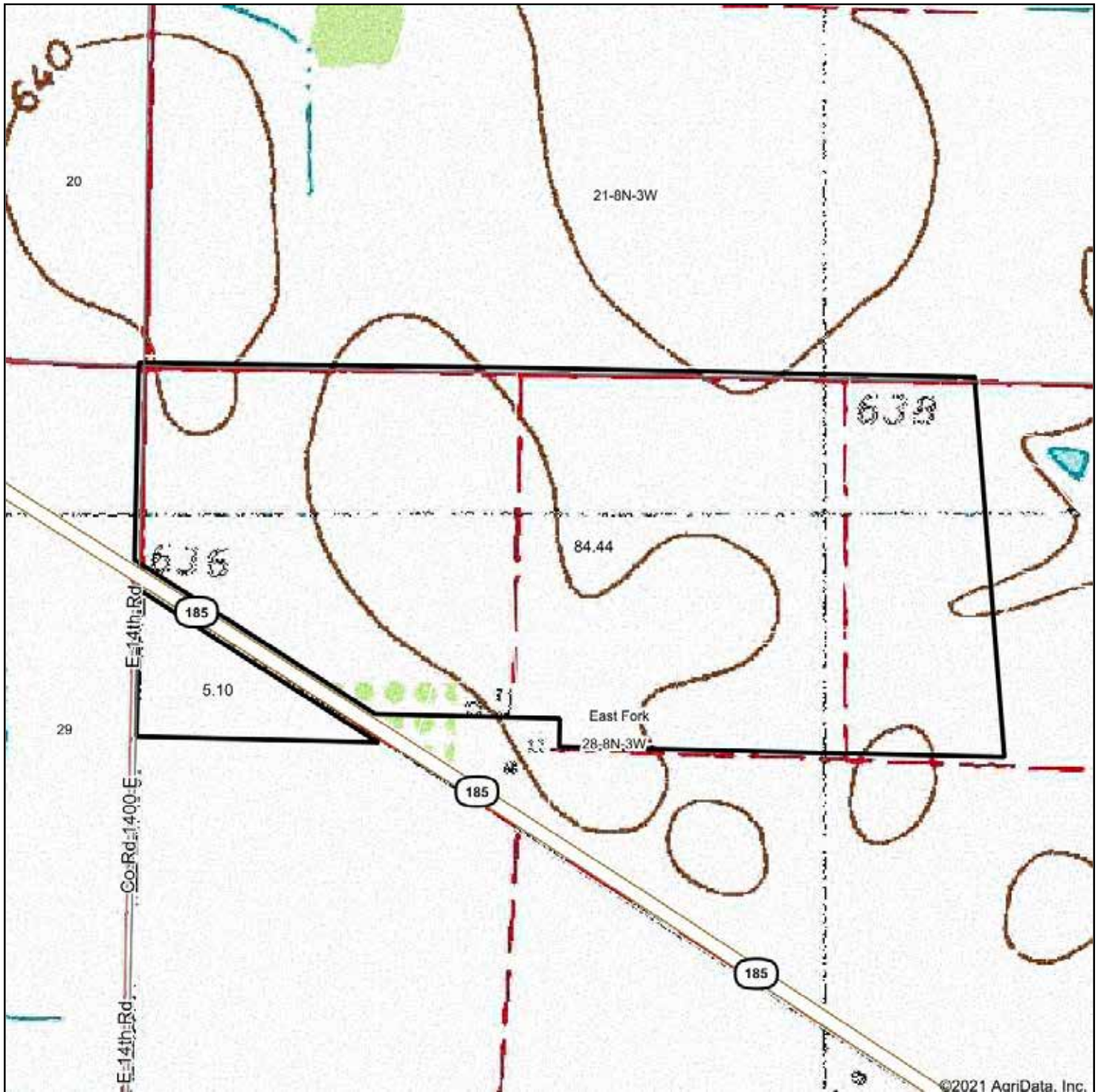
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^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

Tracts 6 & 7



map center: 39° 6' 48.23, -89° 25' 56.47



28-8N-3W
Montgomery County
Illinois



9/15/2021

WETLANDS MAP

Tracts 6 & 7

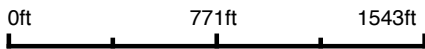


State: **Illinois**
 Location: **28-8N-3W**
 County: **Montgomery**
 Township: **East Fork**
 Date: **9/15/2021**



Maps Provided By

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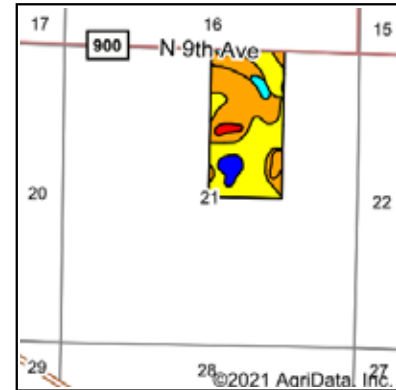
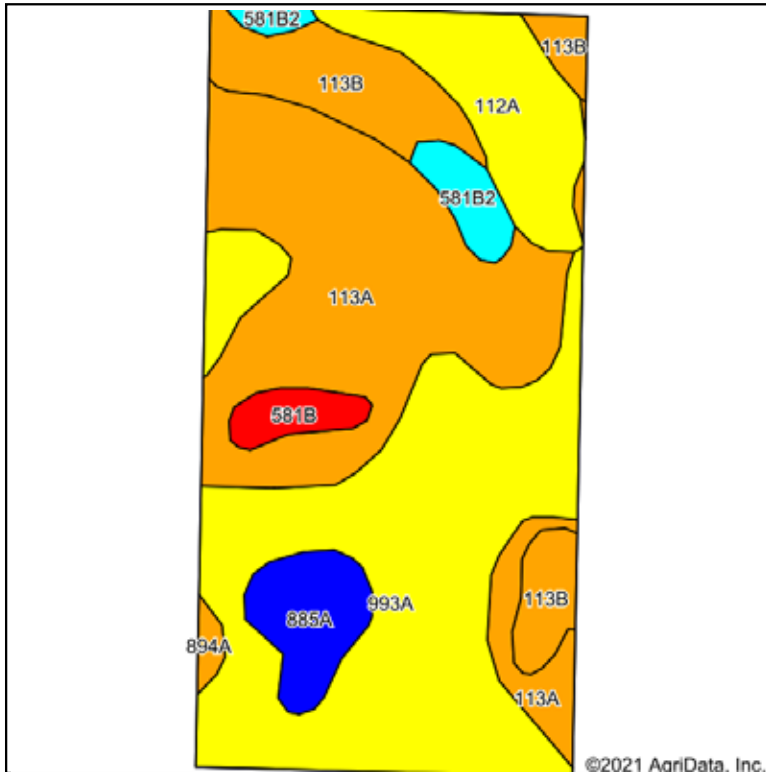


Classification Code	Type	Acres
		Total Acres 0.00

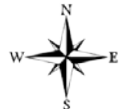
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SURETY SOILS MAP

Tract 8



State: **Illinois**
 County: **Montgomery**
 Location: **21-8N-3W**
 Township: **East Fork**
 Acres: **79.61**
 Date: **9/15/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL135, Soil Area Version: 17													
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
993A	Cowden-Piasa silt loams, 0 to 2 percent slopes	29.72	37.3%		UNF	149	48	59	0	124	0.00	4.54	112
113A	Oconee silt loam, 0 to 2 percent slopes	25.63	32.2%		FAV	164	50	63	0	119	0.00	5.27	119
**113B	Oconee silt loam, 2 to 5 percent slopes	8.54	10.7%		FAV	**162	**50	**62	0	**118	0.00	**5.22	**118
112A	Cowden silt loam, 0 to 2 percent slopes	7.49	9.4%		FAV	159	49	63	0	119	0.00	4.89	117
885A	Virde-Fosterburg silt loams, 0 to 2 percent slopes	3.77	4.7%		FAV	175	57	68	0	128	0.00	5.17	131
**581B2	Tamalco silt loam, 2 to 5 percent slopes, eroded	2.33	2.9%		UNF	**108	**40	**45	0	**92	0.00	**3.26	**86
**581B	Tamalco silt loam, 2 to 5 percent slopes	1.63	2.0%		UNF	**115	**43	**48	0	**98	0.00	**3.47	**92
894A	Herrick-Biddle-Piasa silt loams, 0 to 2 percent slopes	0.50	0.6%		UNF	164	54	66	83	0	0.00	5.03	122
Weighted Average						155.6	49.1	60.8	0.5	119.2	0.00	4.85	115.2

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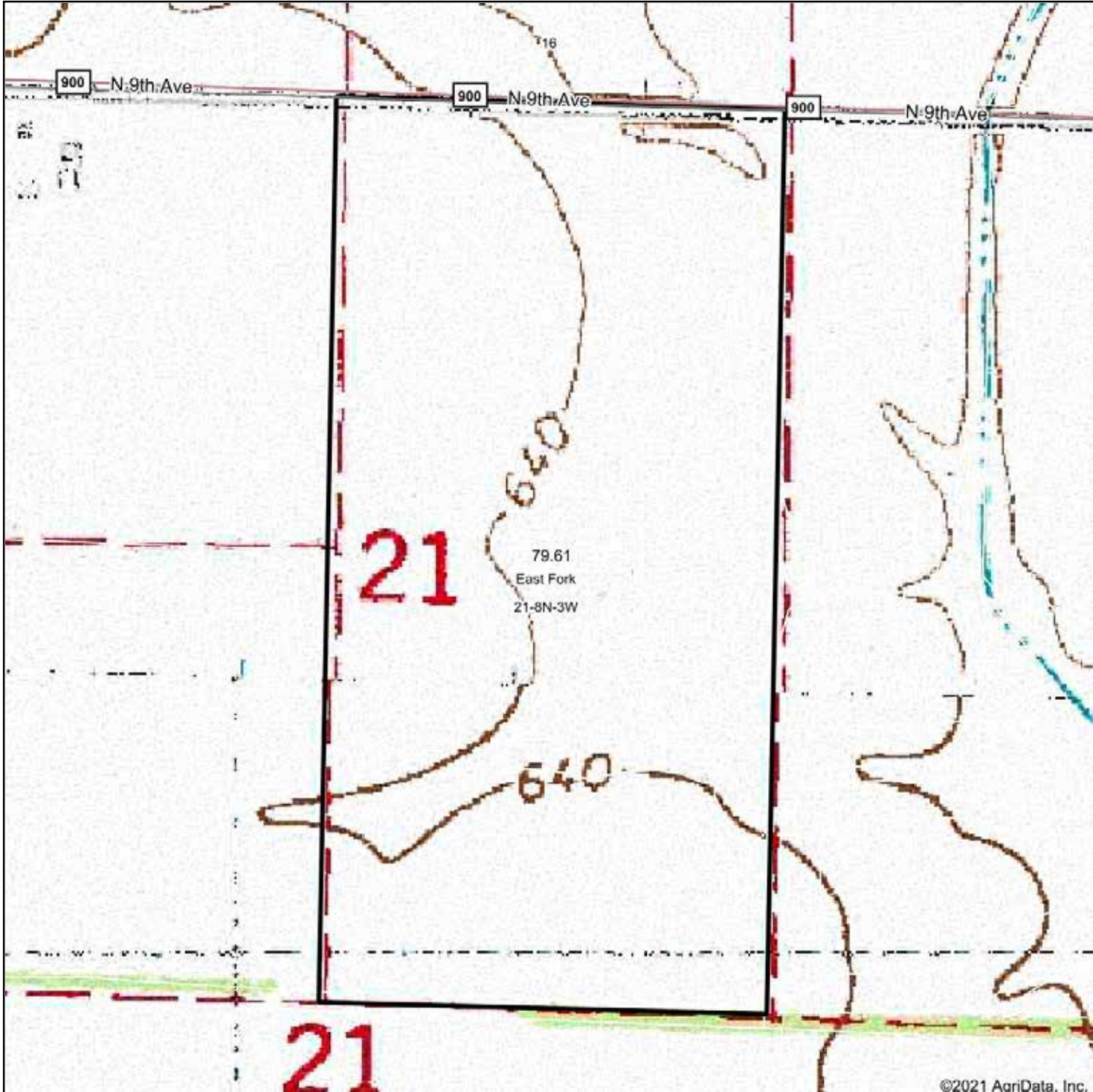
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

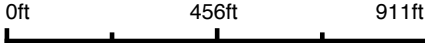
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHY MAP

Tract 8



map center: 39° 7' 34.14, -89° 25' 34.09



21-8N-3W
Montgomery County
Illinois



9/15/2021



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

WETLANDS MAP

Tract 8



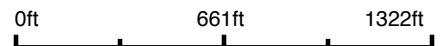
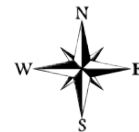
State: **Illinois**
 Location: **21-8N-3W**
 County: **Montgomery**
 Township: **East Fork**
 Date: **9/15/2021**



Maps Provided By



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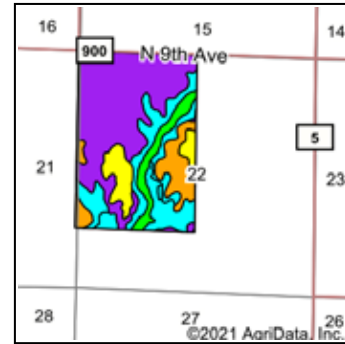
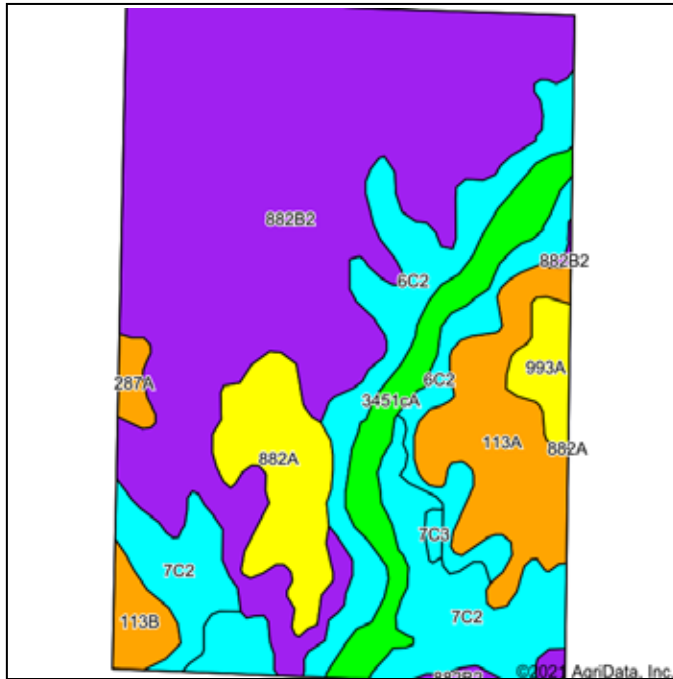


Classification Code	Type	Acres
		Total Acres 0.00

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

SURETY SOILS MAP

Tracts 9-12



State: **Illinois**
 County: **Montgomery**
 Location: **22-8N-3W**
 Township: **East Fork**
 Acres: **240.61**
 Date: **9/15/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL135, Soil Area Version: 17													
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
**882B2	Oconee-Darmstadt-Coulterville silt loams, 2 to 5 percent slopes, eroded	118.45	49.2%		UNF	**138	**45	**52	0	**103	0.00	**4.23	**102
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	32.70	13.6%		UNF	**119	**38	**46	**57	0	0.00	**3.50	**87
**7C2	Atlas silt loam, 5 to 10 percent slopes, eroded	25.73	10.7%		UNF	**105	**37	**41	**49	0	0.00	**3.16	**81
113A	Oconee silt loam, 0 to 2 percent slopes	21.11	8.8%		FAV	164	50	63	0	119	0.00	5.27	119
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	15.61	6.5%		UNF	148	48	56	0	111	0.00	4.55	110
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	15.16	6.3%		FAV	190	61	73	97	0	0.00	5.77	140
993A	Cowden-Piassa silt loams, 0 to 2 percent slopes	4.91	2.0%		UNF	149	48	59	0	124	0.00	4.54	112
**113B	Oconee silt loam, 2 to 5 percent slopes	4.21	1.7%		FAV	**162	**50	**62	0	**118	0.00	**5.22	**118
287A	Chauncey silt loam, 0 to 2 percent slopes	2.07	0.9%		FAV	161	51	63	0	117	4.77	0.00	119
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	0.66	0.3%		UNF	**87	**30	**34	**40	0	0.00	**2.60	**67
Weighted Average						138.8	45	52.9	19.2	73.9	0.04	4.21	102.7

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

^a UNF = unfavorable; FAV = favorable

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

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

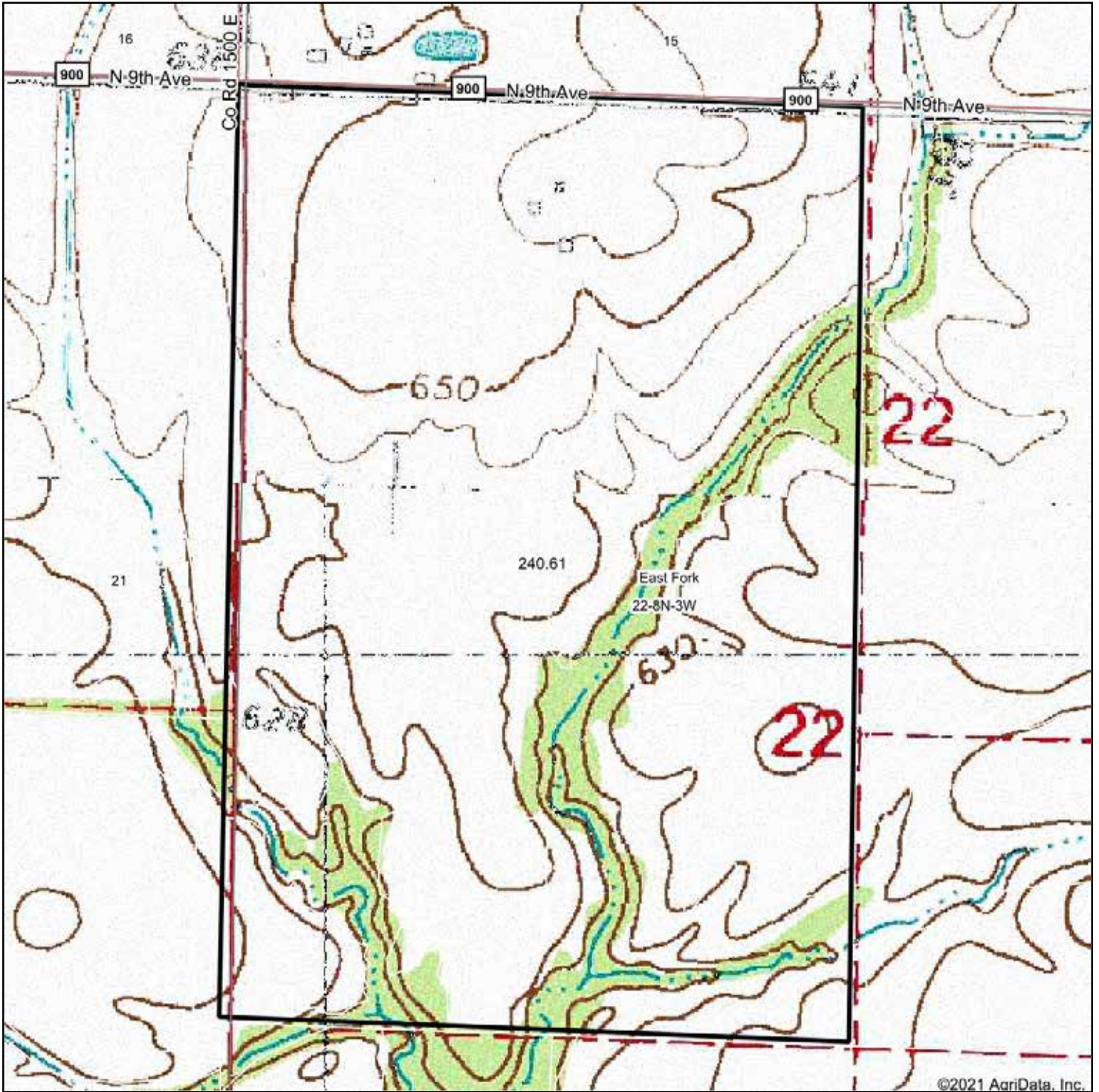
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

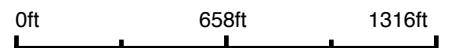
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHY MAP

Tracts 9-12



map center: 39° 7' 27.79, -89° 24' 51.91



22-8N-3W
Montgomery County
Illinois



9/15/2021

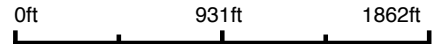
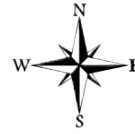


WETLANDS MAP

Tracts 9-12



State: **Illinois**
 Location: **22-8N-3W**
 County: **Montgomery**
 Township: **East Fork**
 Date: **9/15/2021**

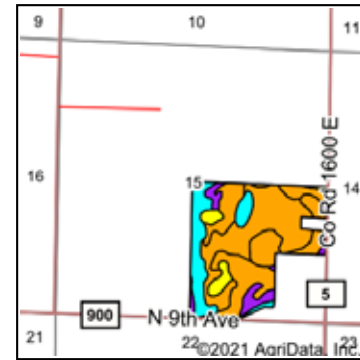
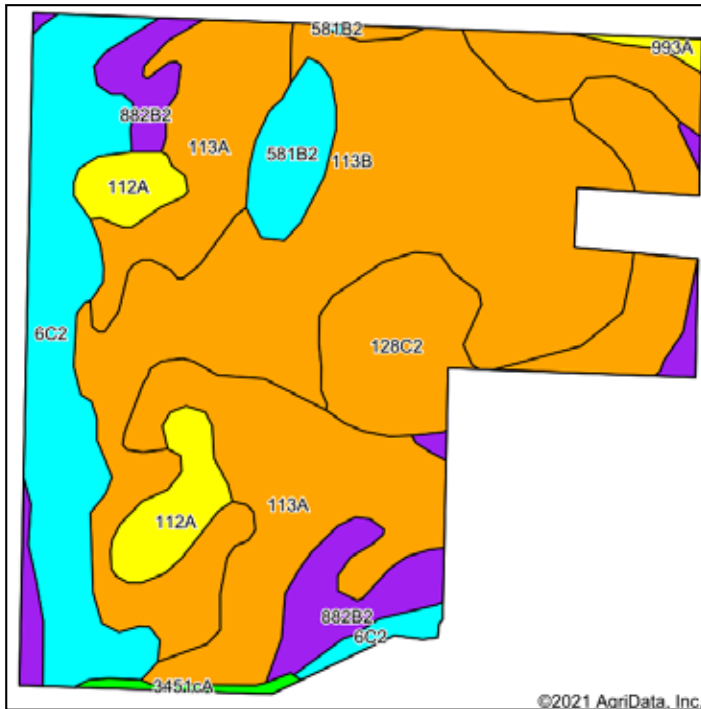


Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	7.57
R4SBC	Riverine	3.08
Total Acres		10.65

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

SURETY SOILS MAP

Tract 13 & 14



State: **Illinois**
 County: **Montgomery**
 Location: **15-8N-3W**
 Township: **East Fork**
 Acres: **124.46**
 Date: **9/15/2021**



Soils data provided by USDA and NRCS.

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
**113B	Oconee silt loam, 2 to 5 percent slopes	42.15	33.9%		FAV	**162	**50	**62	0	**118	0.00	**5.22	**118
113A	Oconee silt loam, 0 to 2 percent slopes	29.75	23.9%		FAV	164	50	63	0	119	0.00	5.27	119
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	17.96	14.4%		UNF	**119	**38	**46	**57	0	0.00	**3.50	**87
**128C2	Douglas silt loam, 5 to 10 percent slopes, eroded	14.94	12.0%		FAV	**162	**50	**64	**86	0	**5.01	0.00	**118
**882B2	Oconee-Darmstadt-Coulterville silt loams, 2 to 5 percent slopes, eroded	8.81	7.1%		UNF	**138	**45	**52	0	**103	0.00	**4.23	**102
112A	Cowden silt loam, 0 to 2 percent slopes	5.88	4.7%		FAV	159	49	63	0	119	0.00	4.89	117
**581B2	Tamalco silt loam, 2 to 5 percent slopes, eroded	3.77	3.0%		UNF	**108	**40	**45	0	**92	0.00	**3.26	**86
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.65	0.5%		FAV	190	61	73	97	0	0.00	5.77	140
993A	Cowden-Piasa silt loams, 0 to 2 percent slopes	0.55	0.4%		UNF	149	48	59	0	124	0.00	4.54	112
Weighted Average						152.9	47.6	59	19.1	84.7	0.60	4.21	111.7

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

a UNF = unfavorable; FAV = favorable

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

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

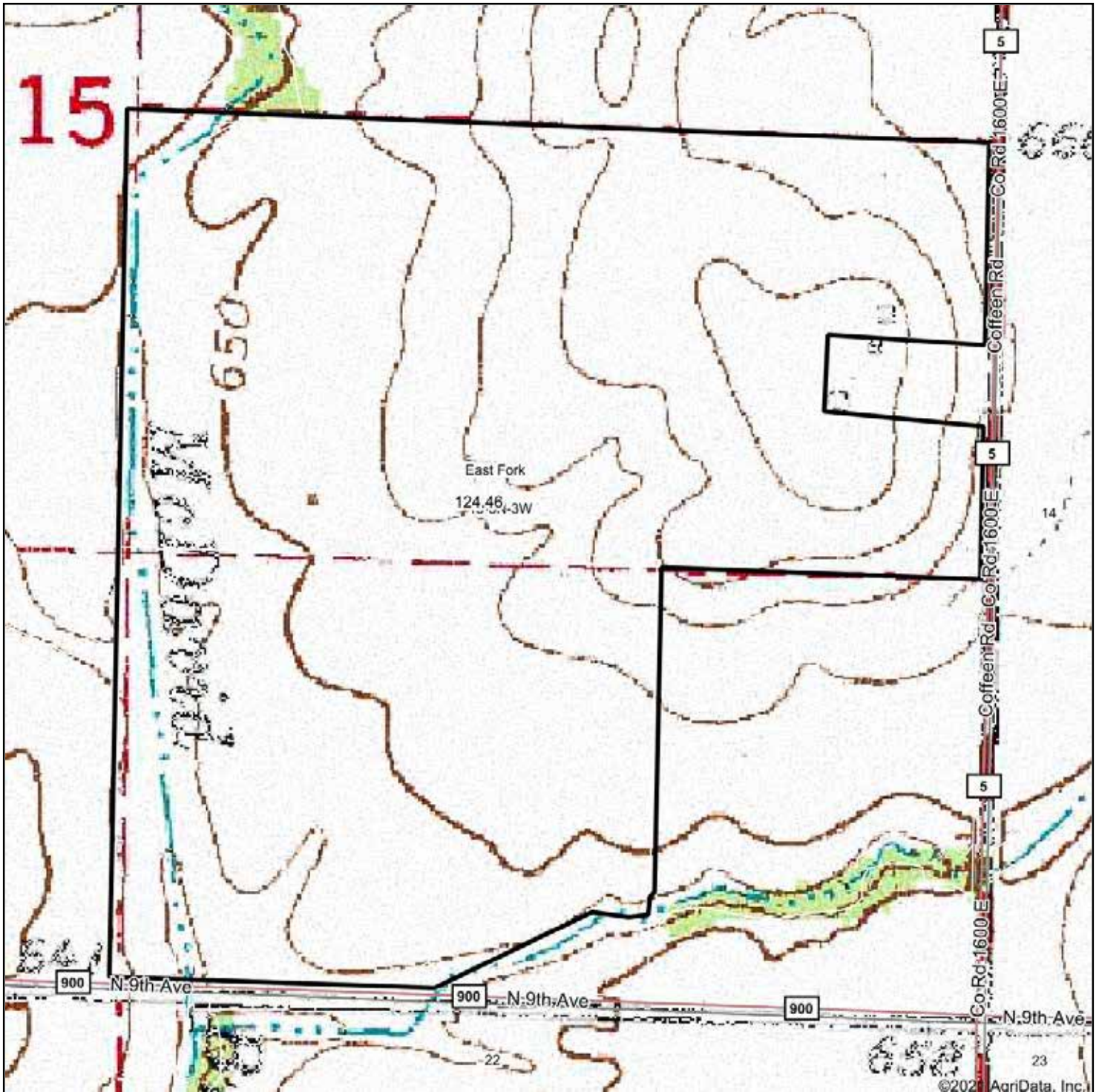
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

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

TOPOGRAPHY MAP

Tract 13 & 14



map center: 39° 8' 0.15, -89° 24' 19.13

0ft 473ft 946ft



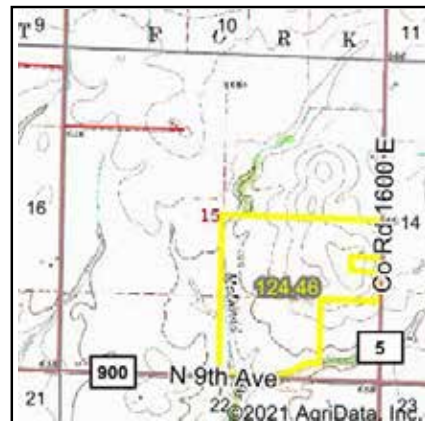
15-8N-3W
Montgomery County
Illinois



9/15/2021

WETLANDS MAP

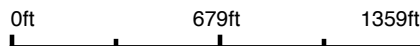
Tract 13 & 14



State: **Illinois**
 Location: **15-8N-3W**
 County: **Montgomery**
 Township: **East Fork**
 Date: **9/15/2021**



Maps Provided By



Classification Code	Type	Acres
PSS1Ax	Freshwater Forested/Shrub Wetland	0.63
PFO1Ax	Freshwater Forested/Shrub Wetland	0.53
R4SBC	Riverine	0.16
PFO1A	Freshwater Forested/Shrub Wetland	0.10
	Total Acres	1.42

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

Tracts 1 & 2

Tract Number: 2160 **Description** 18

FSA Physical Location : Montgomery, IL **ANSI Physical Location:** Montgomery, IL

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
79.21	76.19	76.19	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	76.19	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	47.75	122	0.00
SOYBEANS	28.25	39	0.00
Total Base Acres:	76.0		

FSA MAPS

Tracts 1 & 2



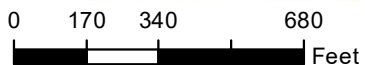
Montgomery County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS



2021 Program Year
Map Created September 25, 2020

Wetland Determination Identifiers

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

Farm 9271
Tract 2160

Tract Cropland Total: 76.19 acres

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FSA INFORMATION

Tract 3

Tract Number: 2149 Description 18

FSA Physical Location : Montgomery, IL

ANSI Physical Location: Montgomery, IL

**Contains property not
included in the auction.**

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
81.25	77.1	77.1	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	77.1	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	39.3	134	0.00
SOYBEANS	37.8	40	0.00
Total Base Acres:	77.1		

Owners: NEW RIVER ROYALTY LLC

HILLSBORO ENERGY LLC

FSA MAPS

Tract 3

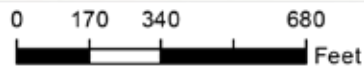


United States
Department of
Agriculture

Montgomery County, Illinois



Common Land Unit
 Tract Boundary
 Non-Cropland
 Cropland
 p1ss_a_il_WMAS



2021 Program Year
Map Created September 25, 2020

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

Tract Cropland Total: 77.10 acres

Farm 7036
Tract 2149

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FSA INFORMATION

Tracts 4 & 5

Tract Number: 2153 **Description** 18

FSA Physical Location : Montgomery, IL

ANSI Physical Location: Montgomery, IL

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
81.38	75.68	75.68	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	75.68	6.8	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	40.51	131	0.00
SOYBEANS	41.92	41	0.00
Total Base Acres:	82.43		

Owners: NEW RIVER ROYALTY LLC

FSA MAPS

Tracts 4 & 5



Montgomery County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Boundary

2021 Program Year

Map Created August 17, 2021

Farm **9942**
Tract **2153**

Tract Cropland Total: 75.68 acres

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FSA INFORMATION

Tracts 6 & 7

Tract Number: 2426 Description J 8

FSA Physical Location : Montgomery, IL

ANSI Physical Location: Montgomery, IL

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Contains property not included in the auction.

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
93.13	84.98	84.98	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	84.98	6.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	44.55	103	0.00
SOYBEANS	44.55	41	0.00
Total Base Acres:	89.1		

Owners: NEW RIVER ROYALTY LLC

FSA MAPS

Tracts 6 & 7



Montgomery County, Illinois



- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination**
- Restricted
 - Limited
 - Exempt from Conservation Compliance Provisions
- Tract Boundary

2021 Program Year

Map Created August 17, 2021

Farm **9941**
Tract **2426**

Tract Cropland Total: 84.98 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

Tract 8

Tract Number: 2421 Description J 8

FSA Physical Location : Montgomery, IL

ANSI Physical Location: Montgomery, IL

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
79.93	73.38	73.38	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	73.38	2.4	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.99	122	0.00
SOYBEANS	31.72	40	0.00
Total Base Acres:	67.71		

FSA MAPS

Tract 8



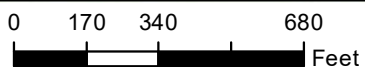
Montgomery County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS



2021 Program Year

Map Created September 25, 2020

Wetland Determination Identifiers

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

Farm 9530

Tract 2421

Tract Cropland Total: 73.38 acres

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FSA INFORMATION

Tracts 9-12

Illinois U.S. Department of Agriculture FARM: 9530
Montgomery Farm Service Agency Prepared: 8/25/21 9:35 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2021
Page: 2 of 4

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.

Owners: NEW RIVER ROYALTY LLC
Other Producers: None

Tract Number: 2427 Description J 8
FSA Physical Location : Montgomery, IL ANSI Physical Location: Montgomery, IL
BIA Range Unit Number:
HEL Status: HEL Determinations not complete
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
242.63	184.88	184.88	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	184.88	5.5	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	85.69	122	0.00
SOYBEANS	75.5	40	0.00
Total Base Acres:	161.19		

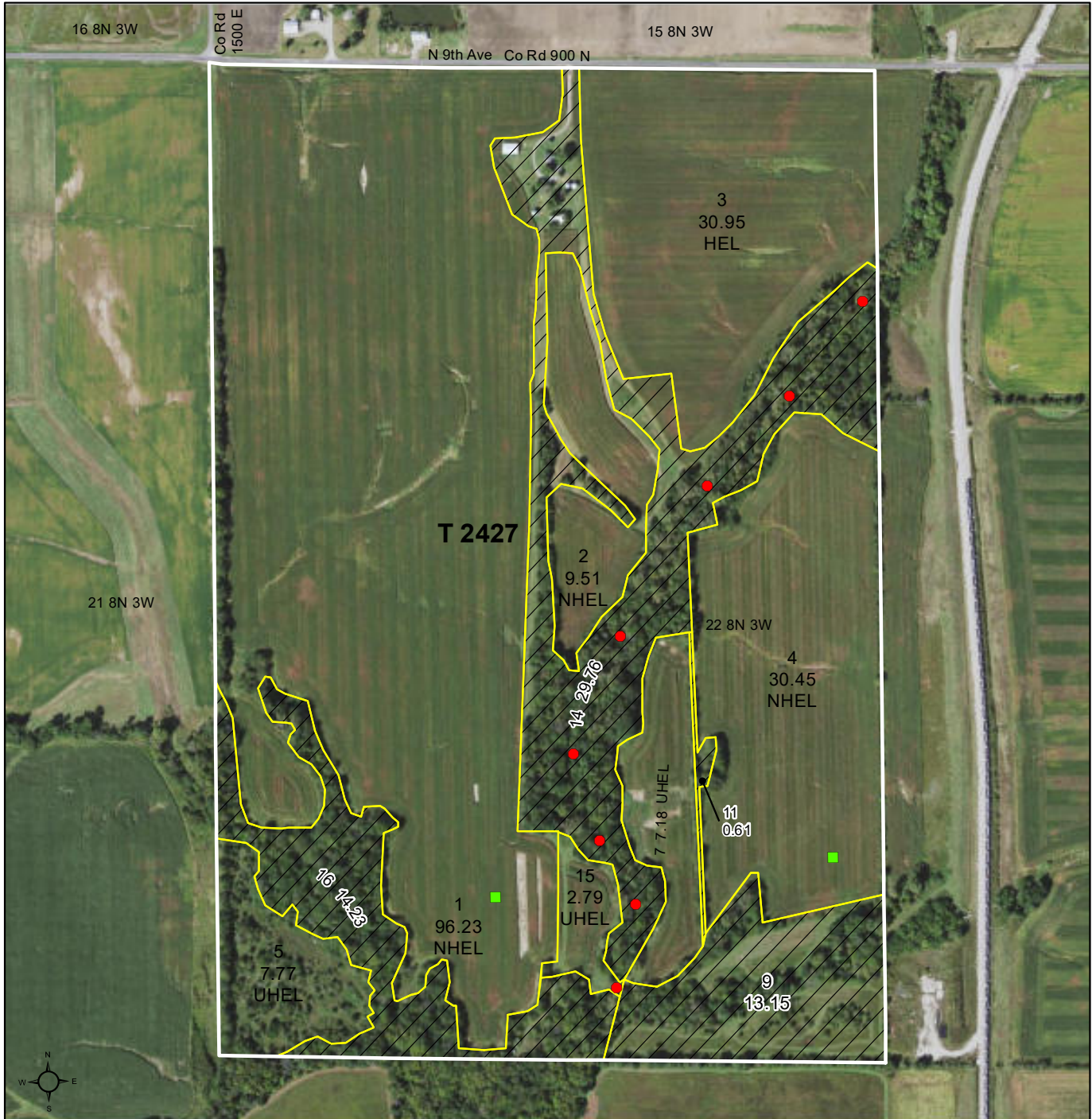
Owners: NEW RIVER ROYALTY LLC
Other Producers: None

FSA MAPS

Tracts 9-12



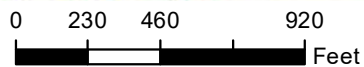
Montgomery County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS



2021 Program Year
Map Created September 25, 2020

Wetland Determination Identifiers

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

Farm 9530
Tract 2427

Tract Cropland Total: 184.88 acres

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FSA INFORMATION

Tracts 13 & 14

Tract Number: 2142 **Description** 18

FSA Physical Location : Montgomery, IL **ANSI Physical Location:** Montgomery, 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
162.52	94.73	94.73	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	94.73	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.1	42	0.00
CORN	77.4	136	0.00

FSA MAPS

Tracts 13 & 14



Montgomery County, Illinois



- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination**
- Restricted
 - Limited
 - Exempt from Conservation Compliance Provisions
- Tract Boundary

2021 Program Year
Map Created August 17, 2021

Farm **9957**
Tract **6725**

Tract Cropland Total: 113.74 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).

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Tract 1

Beacon - Montgomery County, IL - Parcel Report: 17-20-200-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID 17-20-200-001
Alternate Parcel ID N/A
Property Address 13031 N 9TH AV
Township EAST FORK
Brief Legal Description NW NE 8-3-832 S20 T08 R3
(Note: Not to be used on legal documents)
Deed Book/Page 1587-42
Gross Acres 40.00
Class 0021
Tax District Code 04001
Taxing Districts CES EXTENSION SERV
COUNTY TAX
EAST FORK ROAD DIST
EAST FORK TWP
HILLSBORO AMB
HILLSBORO AREA PUBLIC LIBRARY
HILLSBORO UNIT 3
LINCOLN LAND COLLEGE
MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied: N
Home Improvement Exemption: N
Drainage Exemption: N
Senior Citizen Homestead Exemption: N
Senior Citizen Assessment Freeze Homestead Exemption: N
Fraternal Freeze Exemption: N
Veteran Facility Exemption: N
Disabled Veteran Exemption: N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
09/22/2009	1587-42	\$570,000.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$14,280	\$12,890
+ Farm Buildings	\$0	\$0
= Total	\$14,280	\$12,890

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.26870

Amount
Installment 1: \$468.47
Installment 2: \$468.47

Tax Year: 2019
Tax Rate: 7.36575

Amount
Installment 1: \$428.32
Installment 2: \$428.32

For payment information please contact the Treasurer's Office. 217-532-9521

COUNTY TAX INFORMATION

Tract 1

Beacon - Montgomery County, IL - Parcel Report: 17-20-200-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

Tract 2

Beacon - Montgomery County, IL - Parcel Report: 17-20-100-003

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID	17-20-100-003
Alternate Parcel ID	N/A
Property Address	13031 N 9TH AV
Township	EAST FORK
Brief Legal Description	NE NW 8-3-833 S20 T08 R3 <i>(Note: Not to be used on legal documents)</i>
Deed Book/Page	1587-42
Gross Acres	40.00
Class	0021
Tax District Code	04001
Taxing Districts	CES EXTENSION SERV COUNTY TAX EAST FORK ROAD DIST EAST FORK TWP HILLSBORO AMB HILLSBORO AREA PUBLIC LIBRARY HILLSBORO UNIT 3 LINCOLN LAND COLLEGE MTA GRSH-WSVL-EFRK

This report includes property that is not a part of the auction. Contact auction company with any questions

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
09/22/2009	1587-42	\$570,000.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$13,260	\$11,930
+ Farm Buildings	\$0	\$0
= Total	\$13,260	\$11,930

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.26870

Amount
Installment 1: \$433.58
Installment 2: \$433.58

Tax Year: 2019
Tax Rate: 7.36575

Amount
Installment 1: \$394.81
Installment 2: \$394.81

For payment information please contact the Treasurer's Office. 217-532-9521

COUNTY TAX INFORMATION

Tract 2

Beacon - Montgomery County, IL - Parcel Report: 17-20-100-003

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Photos



Sketches

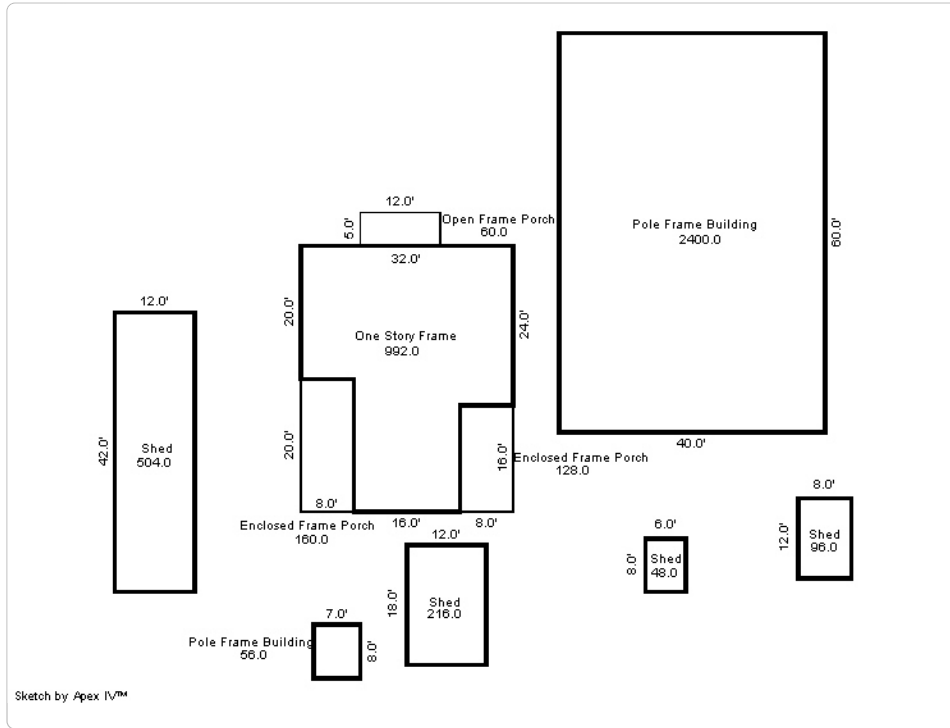
**This report includes property
that is not a part of the auction.
Contact auction company with
any questions**

COUNTY TAX INFORMATION

Tract 2

Beacon - Montgomery County, IL - Parcel Report: 17-20-100-003

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DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

Tract 3



Summary

Parcel ID 17-20-100-001
Alternate Parcel ID N/A
Property Address N 9TH AV
Township EAST FORK
Brief Legal Description NW NW 8-3-835 S20 T08 R3
(Note: Not to be used on legal documents)
Deed Book/Page 1587-42
Gross Acres 40.00
Class 0021
Tax District Code 04005
Taxing Districts CES EXTENSION SERV
COUNTY TAX
EAST FORK ROAD DIST
EAST FORK TWP
HILLSBORO AMB
HILLSBORO AREA PUBLIC LIBRARY
HILLSBORO CORP
HILLSBORO UNIT 3
LINCOLN LAND COLLEGE
MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied: N
Home Improvement Exemption: N
Drainage Exemption: N
Senior Citizen Homestead Exemption: N
Senior Citizen Assessment Freeze Homestead Exemption: N
Fraternal Freeze Exemption: N
Veteran Facility Exemption: N
Disabled Veteran Exemption: N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
03/12/2008	1587-42	\$430,000.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$11,510	\$10,170
+ Farm Buildings	\$0	\$0
= Total	\$11,510	\$10,170

COUNTY TAX INFORMATION

Tract 3

Beacon - Montgomery County, IL - Parcel Report: 17-20-100-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 9.03169

Amount
Installment 1: \$459.26
Installment 2: \$459.26

Tax Year: 2019
Tax Rate: 9.25448

Amount
Installment 1: \$414.14
Installment 2: \$414.14

For payment information please contact the Treasurer's Office. 217-532-9521

DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

East Part of Tract 4

Beacon - Montgomery County, IL - Parcel Report: 17-20-100-002

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID	17-20-100-002
Alternate Parcel ID	N/A
Property Address	12333 ILLINOIS ROUTE 185
Township	EAST FORK
Brief Legal Description	SW NW 8-3-836 S20 T08 R3 <i>(Note: Not to be used on legal documents)</i>
Deed Book/Page	1587-42
Gross Acres	40.00
Class	0021
Tax District Code	04005
Taxing Districts	CES EXTENSION SERV COUNTY TAX EAST FORK ROAD DIST EAST FORK TWP HILLSBORO AMB HILLSBORO AREA PUBLIC LIBRARY HILLSBORO CORP HILLSBORO UNIT 3 LINCOLN LAND COLLEGE MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
03/11/2008	1587-42	\$493,960.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$14,150	\$12,760
+ Farm Buildings	\$0	\$0
= Total	\$14,150	\$12,760

COUNTY TAX INFORMATION

East Part of Tract 4

Beacon - Montgomery County, IL - Parcel Report: 17-20-100-002

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 9.03169

Amount
Installment 1: \$576.22
Installment 2: \$576.22

Tax Year: 2019
Tax Rate: 9.25448

Amount
Installment 1: \$532.14
Installment 2: \$532.14

For payment information please contact the Treasurer's Office. 217-532-9521

DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

West Part of Tract 4 & Tract 5

Beacon - Montgomery County, IL - Parcel Report: 17-19-200-011

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID	17-19-200-011
Alternate Parcel ID	N/A
Property Address	ILLINOIS ROUTE 185
Township	EAST FORK
Brief Legal Description	PT SE NE S19 T8 R3 <i>(Note: Not to be used on legal documents)</i>
Deed Book/Page	1587-42
Gross Acres	37.79
Class	0021
Tax District Code	04005
Taxing Districts	CES EXTENSION SERV COUNTY TAX EAST FORK ROAD DIST EAST FORK TWP HILLSBORO AMB HILLSBORO AREA PUBLIC LIBRARY HILLSBORO CORP HILLSBORO UNIT 3 LINCOLN LAND COLLEGE MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
	1587-42	\$0.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$8,590	\$7,520
+ Farm Buildings	\$0	\$0
= Total	\$8,590	\$7,520

COUNTY TAX INFORMATION

West Part of Tract 4 & Tract 5

Beacon - Montgomery County, IL - Parcel Report: 17-19-200-011

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 9.03169

Amount
Installment 1: \$339.59
Installment 2: \$339.59

Tax Year: 2019
Tax Rate: 9.25448

Amount
Installment 1: \$303.09
Installment 2: \$303.09

For payment information please contact the Treasurer's Office. 217-532-9521

DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

Tract 6 & West Part of Tract 7

Beacon - Montgomery County, IL - Parcel Report: 17-28-100-007

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID	17-28-100-007
Alternate Parcel ID	N/A
Property Address	ILLINOIS ROUTE 185
Township	EAST FORK
Brief Legal Description	PT N1/2 NW1/4 S28 T8 R3 <i>(Note: Not to be used on legal documents)</i>
Deed Book/Page	1399-113&125
Gross Acres	77.40
Class	0011
Tax District Code	04006
Taxing Districts	CES EXTENSION SERV COFFEEN FIRE COUNTY TAX EAST FORK ROAD DIST EAST FORK TWP HILLSBORO AMB HILLSBORO AREA PUBLIC LIBRARY HILLSBORO UNIT 3 LINCOLN LAND COLLEGE MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
	1399-113&125	\$0.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$28,570	\$25,940
+ Farm Buildings	\$4,256	\$4,256
= Total	\$32,826	\$30,196

COUNTY TAX INFORMATION

Tract 6 & West Part of Tract 7

Beacon - Montgomery County, IL - Parcel Report: 17-28-100-007

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.50613

Amount
Installment 1: \$1,133.28
Installment 2: \$1,133.28

Tax Year: 2019
Tax Rate: 7.62107

Amount
Installment 1: \$1,059.18
Installment 2: \$1,059.18

For payment information please contact the Treasurer's Office. 217-532-9521

Photos



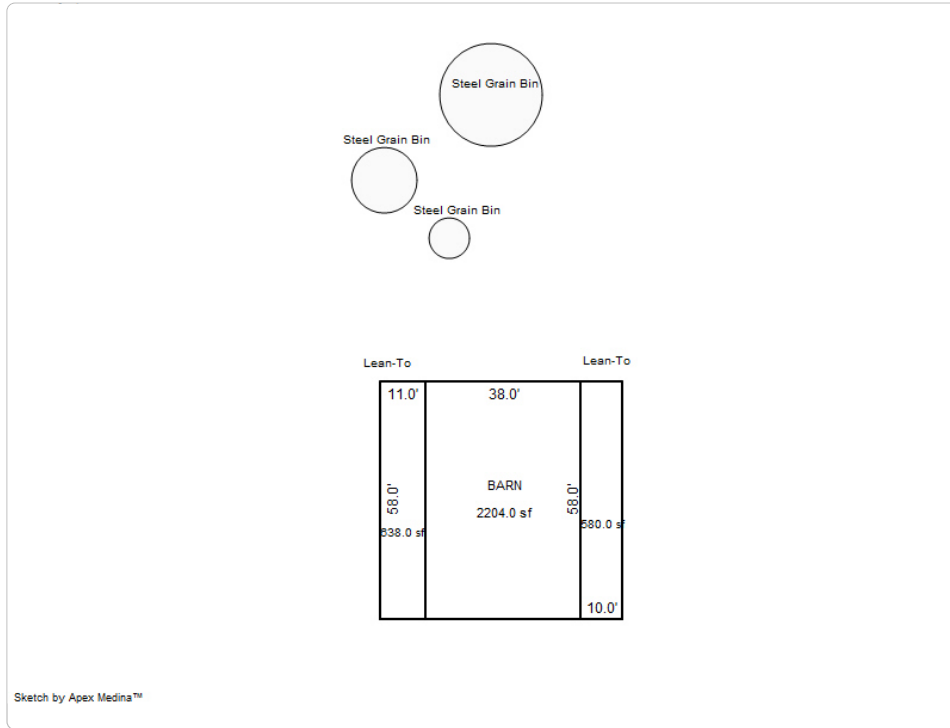
Sketches

COUNTY TAX INFORMATION

Tract 6 & West Part of Tract 7

Beacon - Montgomery County, IL - Parcel Report: 17-28-100-007

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



DevNet Property Tax Inquiry

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Map



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COUNTY TAX INFORMATION

East Part of Tract 7

Beacon - Montgomery County, IL - Parcel Report: 17-28-200-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID	17-28-200-001
Alternate Parcel ID	N/A
Property Address	E 14TH RD
Township	EAST FORK
Brief Legal Description	W 10 AC NW NE 8-3-952 S28 T08 R3 (Note: Not to be used on legal documents)
Deed Book/Page	1399-113&125
Gross Acres	12.73
Class	0021
Tax District Code	04006
Taxing Districts	CES EXTENSION SERV COFFEEN FIRE COUNTY TAX EAST FORK ROAD DIST EAST FORK TWP HILLSBORO AMB HILLSBORO AREA PUBLIC LIBRARY HILLSBORO UNIT 3 LINCOLN LAND COLLEGE MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
05/01/2009	1399-113&125	\$1,090,500.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$3,810	\$3,420
+ Farm Buildings	\$0	\$0
= Total	\$3,810	\$3,420

COUNTY TAX INFORMATION

East Part of Tract 7

Beacon - Montgomery County, IL - Parcel Report: 17-28-200-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.50613

Amount
Installment 1: \$128.36
Installment 2: \$128.36

Tax Year: 2019
Tax Rate: 7.62107

Amount
Installment 1: \$116.99
Installment 2: \$116.99

For payment information please contact the Treasurer's Office. 217-532-9521

DevNet Property Tax Inquiry

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Map



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COUNTY TAX INFORMATION

Tract 8

Beacon - Montgomery County, IL - Parcel Report: 17-21-200-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID 17-21-200-001
Alternate Parcel ID N/A
Property Address N 9TH AV
Township EAST FORK
Brief Legal Description W 1/2 NE 8-3-845 S21 T08 R3
(Note: Not to be used on legal documents)
Deed Book/Page 1575-188
Gross Acres 80.00
Class 0021
Tax District Code 04001
Taxing Districts CES EXTENSION SERV
COUNTY TAX
EAST FORK ROAD DIST
EAST FORK TWP
HILLSBORO AMB
HILLSBORO AREA PUBLIC LIBRARY
HILLSBORO UNIT 3
LINCOLNLAND COLLEGE
MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied: N
Home Improvement Exemption: N
Drainage Exemption: N
Senior Citizen Homestead Exemption: N
Senior Citizen Assessment Freeze Homestead Exemption: N
Fraternal Freeze Exemption: N
Veteran Facility Exemption: N
Disabled Veteran Exemption: N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
08/01/2014	1575-188	\$504,000.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$23,490	\$20,830
+ Farm Buildings	\$0	\$0
= Total	\$23,490	\$20,830

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.26870

Amount
Installment 1: \$757.04
Installment 2: \$757.04

Tax Year: 2019
Tax Rate: 7.36575

Amount
Installment 1: \$678.39
Installment 2: \$678.39

For payment information please contact the Treasurer's Office. 217-532-9521

COUNTY TAX INFORMATION

Tract 8

Beacon - Montgomery County, IL - Parcel Report: 17-21-200-001

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DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

Tracts 9 & 11

Beacon - Montgomery County, IL - Parcel Report: 17-22-100-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID 17-22-100-001
Alternate Parcel ID N/A
Property Address 15110 N 9TH AV
Township EAST FORK
Brief Legal Description NW 8-3-858 S22 T08 R3
(Note: Not to be used on legal documents)
Deed Book/Page -
Gross Acres 160.00
Class 0011
Tax District Code 04001
Taxing Districts CES EXTENSION SERV
COUNTY TAX
EAST FORK ROAD DIST
EAST FORK TWP
HILLSBORO AMB
HILLSBORO AREA PUBLIC LIBRARY
HILLSBORO UNIT 3
LINCOLNLAND COLLEGE
MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC C/O Lynn Jones](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied: N
Home Improvement Exemption: N
Drainage Exemption: N
Senior Citizen Homestead Exemption: N
Senior Citizen Assessment Freeze Homestead Exemption: N
Fraternal Freeze Exemption: N
Veteran Facility Exemption: N
Disabled Veteran Exemption: N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
11/01/2015		\$800,000.00

Valuation

	2021	2020
+ Land/Lot	\$2,340	\$2,340
+ Buildings	\$17,810	\$17,810
+ Farm Land	\$30,520	\$25,840
+ Farm Buildings	\$5,439	\$5,439
= Total	\$56,109	\$51,429

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC C/O LYNN JONES
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.26870

Amount
Installment 1: \$1,869.11
Installment 2: \$1,869.11

Tax Year: 2019
Tax Rate: 7.36575

Amount
Installment 1: \$1,701.09
Installment 2: \$1,701.09

For payment information please contact the Treasurer's Office. 217-532-9521

COUNTY TAX INFORMATION

Tracts 9 & 11

Beacon - Montgomery County, IL - Parcel Report: 17-22-100-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Photos



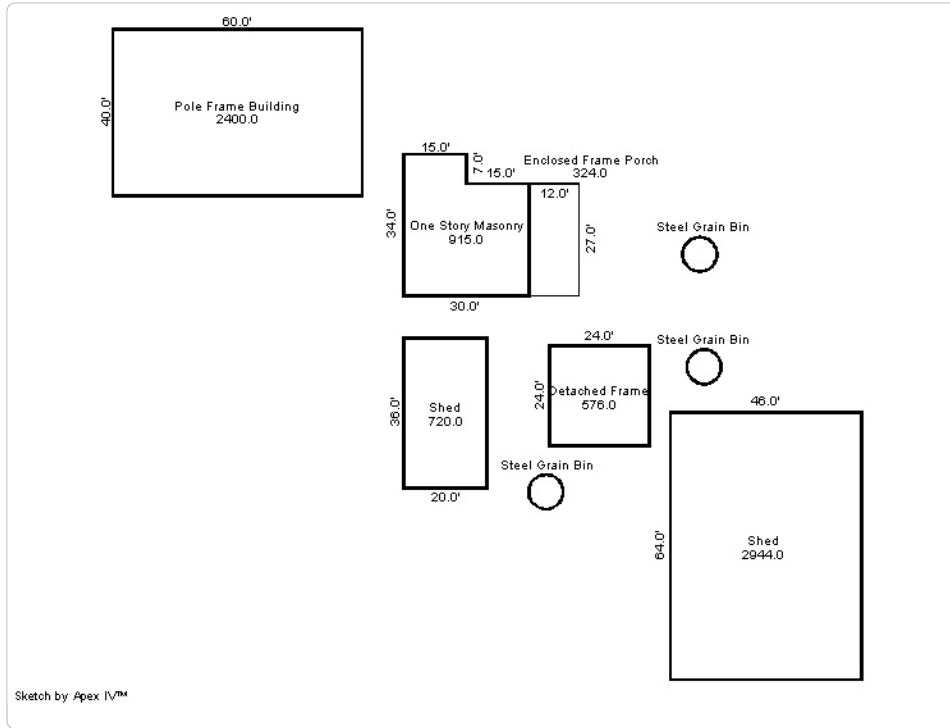
Sketches

COUNTY TAX INFORMATION

Tracts 9 & 11

Beacon - Montgomery County, IL - Parcel Report: 17-22-100-001

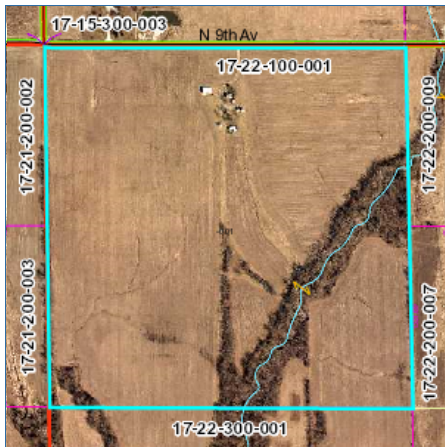
<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

Tracts 10 & 12

Beacon - Montgomery County, IL - Parcel Report: 17-22-300-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID	17-22-300-001
Alternate Parcel ID	N/A
Property Address	COFFEEN RD
Township	EAST FORK
Brief Legal Description	N 1/2 SW 8-3-859 S22 T08 R3 <i>(Note: Not to be used on legal documents)</i>
Deed Book/Page	-
Gross Acres	80.00
Class	0021
Tax District Code	04001
Taxing Districts	CES EXTENSION SERV COUNTY TAX EAST FORK ROAD DIST EAST FORK TWP HILLSBORO AMB HILLSBORO AREA PUBLIC LIBRARY HILLSBORO UNIT 3 LINCOLN LAND COLLEGE MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC C/O Lynn Jones](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
11/01/2015		\$320,000.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$12,700	\$10,860
+ Farm Buildings	\$0	\$0
= Total	\$12,700	\$10,860

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC C/O LYNN JONES
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.26870

	Amount
Installment 1:	\$394.69
Installment 2:	\$394.69

Tax Year: 2019
Tax Rate: 7.36575

	Amount
Installment 1:	\$338.09
Installment 2:	\$338.09

For payment information please contact the Treasurer's Office. 217-532-9521

COUNTY TAX INFORMATION

Tracts 10 & 12

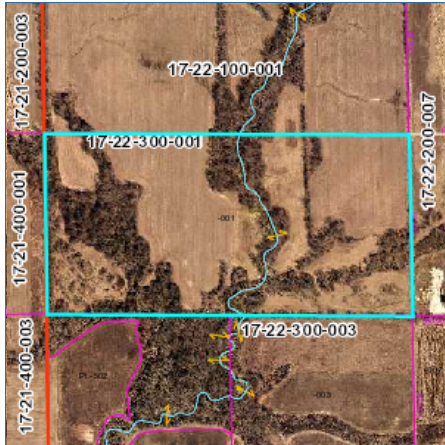
Beacon - Montgomery County, IL - Parcel Report: 17-22-300-001

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

DevNet Property Tax Inquiry

[View Report](#)

Map



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COUNTY TAX INFORMATION

Tracts 13 & 14

Beacon - Montgomery County, IL - Parcel Report: 17-15-400-008

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>



Summary

Parcel ID	17-15-400-008
Alternate Parcel ID	N/A
Property Address	N 9TH AV
Township	EAST FORK
Brief Legal Description	124.52 AC TR LYG SE1/4 SEC 15 8-3-784 & 787-1 & 788 S15 T08 R3 <small>(Note: Not to be used on legal documents)</small>
Deed Book/Page	1399-99/106
Gross Acres	124.52
Class	0021
Tax District Code	04006
Taxing Districts	CES EXTENSION SERV COFFEEN FIRE COUNTY TAX EAST FORK ROAD DIST EAST FORK TWP HILLSBORO AMB HILLSBORO AREA PUBLIC LIBRARY HILLSBORO UNIT 3 LINCOLN LAND COLLEGE MTA GRSH-WSVL-EFRK

Owners

[New River Royalty LLC](#)
P O Box 147
Pinckneyville IL 62274

2020 Exemptions

Owner Occupied:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

For exemption information please contact the Supervisor of Assessments Office. 217-532-9595

Sales

Date	Document Number	Amount
03/27/2008	1399-99/106	\$320,000.00

Valuation

	2021	2020
+ Land/Lot	\$0	\$0
+ Buildings	\$0	\$0
+ Farm Land	\$35,820	\$31,600
+ Farm Buildings	\$0	\$0
= Total	\$35,820	\$31,600

COUNTY TAX INFORMATION

Tracts 13 & 14

Beacon - Montgomery County, IL - Parcel Report: 17-15-400-008

<https://beacon.schneidercorp.com/Application.aspx?AppID=503&Layer...>

Tax History

Tax Bill Mail To: NEW RIVER ROYALTY LLC
P O BOX 147
PINCKNEYVILLE IL 62274

Tax Year: 2020
Tax Rate: 7.50613

Amount
Installment 1: \$1,185.97
Installment 2: \$1,185.97

Tax Year: 2019
Tax Rate: 7.62107

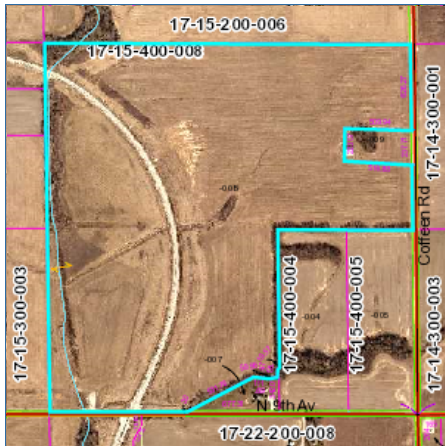
Amount
Installment 1: \$1,057.81
Installment 2: \$1,057.81

For payment information please contact the Treasurer's Office. 217-532-9521

DevNet Property Tax Inquiry

[View Report](#)

Map



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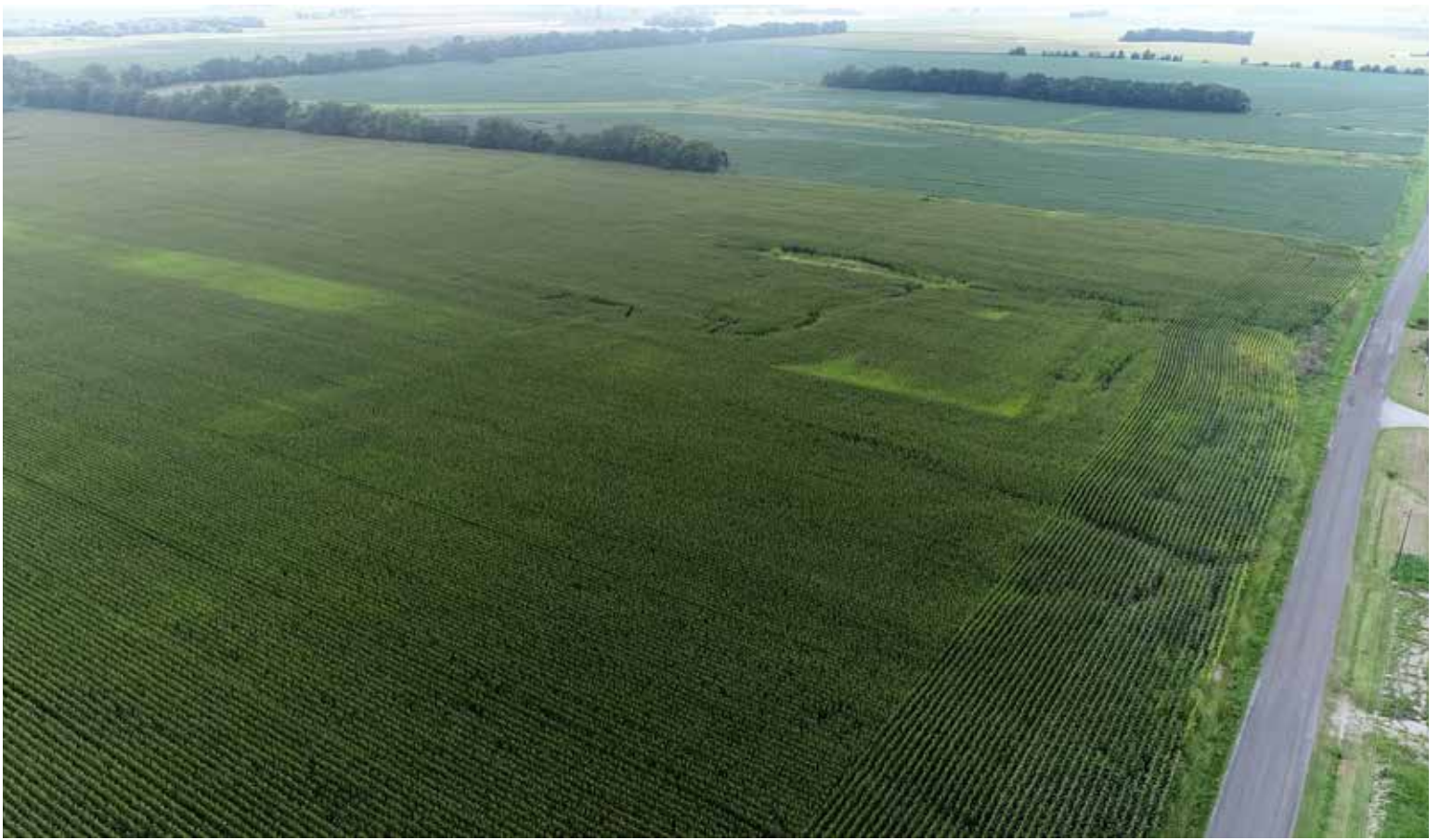
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SCHRADER AT A GLANCE

- 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.
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