

Madison County - Hartford, IL

# LAND



# AUCTION

Tillable Cropland



# INFORMATION BOOK

- Industrial Zoning
- Easy Access to Major Interstate Hwy I-255 & I-270
- Fast Growing Area for Distribution & Warehousing
- Close to Gateway Commerce Center
- Utilities Available
- Potential Rail Road Access
- Nearly All Tillable Cropland
- Level Topography
- Lake & Wooded Sites

# 638<sup>±</sup> acres

Offered in 15 Tracts

## Wednesday, October 20 • 10am CST

Held at St Gregory Armenian Community Center, Granite City, IL

800.451.2709 3% Buyer's Premium  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

ONLINE BIDDING AVAILABLE

**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:** 111 West South, LLC; 111 West North, LLC; 111 East, LLC; Wanda Road, LLC



**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 15 individual tracts & any combination of tracts within Tracts 1-7, 8-12, or 14+15. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

**BUYER'S PREMIUM:** A 3% Buyer's 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 OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide 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 the 2021 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ 2022 taxes due in 2023 & 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, Sellers 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 Sellers shall provide a new survey for each tract in the auction. Sellers & successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers' option & sufficient for providing title insurance. Check the auction website for copies of the new surveys and updated tract acreages.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info 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 Sellers 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 info 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 Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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.**

**MANAGING BROKER/AUCTIONEER:** Rex D. Schrader II • 800.451.2709  
#471.006686 #441.001031

**Schrader Real Estate & Auction Company, Inc.**  
**800.451.2709 • www.SchraderAuction.com #478.025754 #444.000158**

**Managing 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**
- **OWNERSHIP**
- **PRELIMINARY SURVEY WORK**
- **TRACT 13 ENVIRONMENTAL**
- **COUNTY TAX INFORMATION**
- **HARTFORD INFRASTRUCTURE MAP**
- **AMEREN POWER LINE LOCATIONS**
- **ZONING MAP WITH TIFF**
- **FEMA PROVISIONAL MAPS**
- **NATIONAL WETLANDS INVENTORY MAPS**
- **HARTFORD UTILITY MAPS DETAIL**
- **HARTFORD S ROXANA UTILITY MAP**
- **TRANSPORTATION & INCENTIVE INFORMATION**
- **FSA INFORMATION**
- **PHOTOS**



# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, OCTOBER 20, 2021  
638 ACRES – MADISON 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, October 13,  
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**  
**638± Acres • Madison County, Illinois**  
**Wednesday, October 20, 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 Wednesday, October 20, 2021 at 10:00 AM.
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](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ \_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, October 13, 2021**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

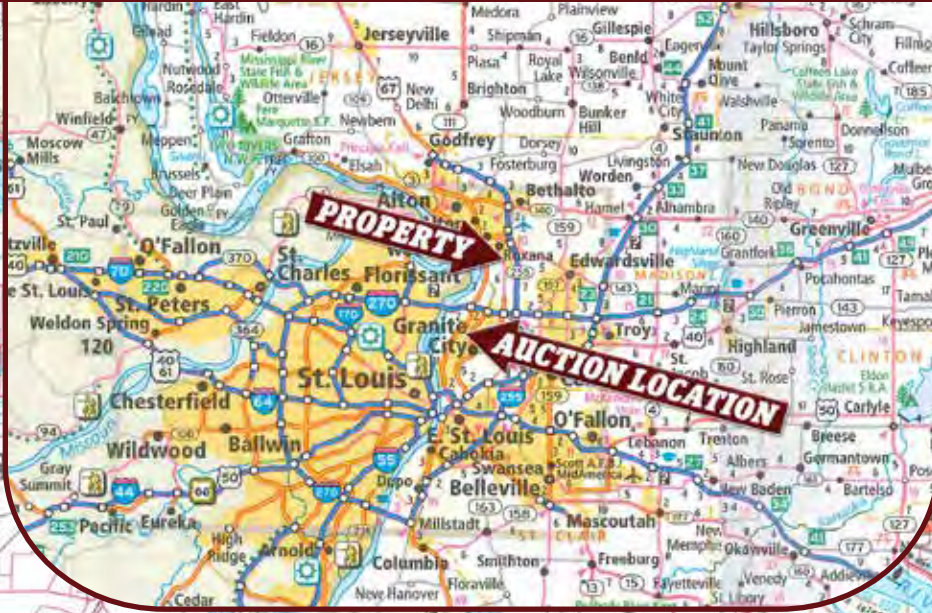
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



# **LOCATION & TRACT MAPS**

# LOCATION & TRACT MAPS



**AUCTION LOCATION:** St Gregory Armenian Community Center • 3501 Century Dr  
Granite City, IL 62040

## **PROPERTY LOCATION & DIRECTIONS**

**14 miles Northeast of downtown St Louis & 6 miles West of Edwardsville, IL):**

**Tracts 1-13:** From the St Louis Metro Area, at the junction of I-270 & IL Rt 111, take IL Rt 111 North 4 miles to Tracts 1-13.

**Tracts 14 & 15:** From the St Louis Metro Area, at the junction of I-270 & IL Rt 111, take IL Rt 111 3.8 miles to Wagon Wheel Rd, east 1.5 miles to Wanda Rd, turn North 1.7 miles to Tracts 14 & 15.

**Tracts 1-13:** From downtown Edwardsville, take St Louis St (becomes New Poag Rd) West 6.7 miles to IL Rt 111, turn North 1 mile to Tracts 1-13

**Tracts 14 & 15:** From downtown Edwardsville, take St Louis St (becomes New Poag Rd) West 5.2 miles to Wanda Rd. Turn North 2.5 miles to Tracts 14 & 15.

# LOCATION & TRACT MAPS

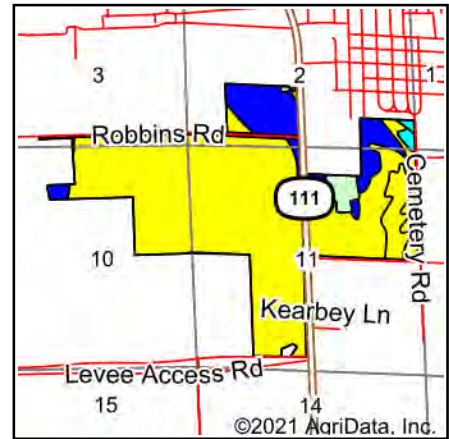
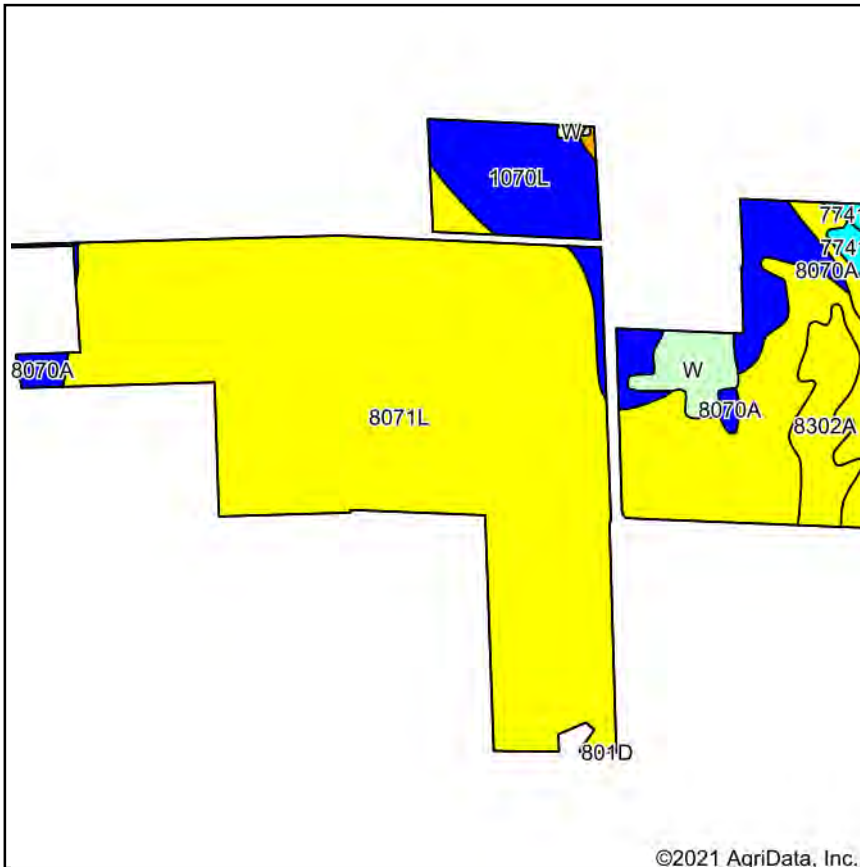




# MAPS

# SOILS MAP

## Tracts 1-13



State: **Illinois**  
 County: **Madison**  
 Location: **11-4N-9W**  
 Township: **Chouteau**  
 Acres: **575.98**  
 Date: **9/14/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL119, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
8071L	Darwin silty clay, 0 to 2 percent slopes, occasionally flooded, long duration	449.59	78.1%		FAV	149	50	60	71	0	0.00	4.39	111
1070L	Beaucoup silty clay loam, undrained, 0 to 2 percent slopes, occasionally flooded	49.29	8.6%		FAV	176	58	69	90	0	0.00	5.39	132
8302A	Ambraw silty clay loam, 0 to 2 percent slopes, occasionally flooded	29.85	5.2%		FAV	154	50	61	75	0	0.00	5.02	114
8070A	Beaucoup silty clay loam, 0 to 2 percent slopes, occasionally flooded	26.51	4.6%		FAV	176	58	69	90	0	0.00	5.39	132
W	Water	15.22	2.6%										
7741B	Oakville fine sand, 2 to 5 percent slopes, rarely flooded	3.13	0.5%		FAV	107	38	47	53	0	0.00	3.64	82
7741C	Oakville fine sand, 5 to 10 percent slopes, rarely flooded	1.61	0.3%		FAV	107	38	47	53	0	0.00	3.64	82

# SOILS MAP

## Tracts 1-13 Cotinued

Maps Provided By:



© AgriData, Inc. 2021

www.AgrIDataInc.com

7445A	Newhaven loam, 0 to 2 percent slopes, rarely flooded	0.78	0.1%		FAV	172	53	68	0	125	0.00	5.27	125
<b>Weighted Average</b>						<b>148.6</b>	<b>49.6</b>	<b>59.6</b>	<b>71.6</b>	<b>0.2</b>	<b>0.00</b>	<b>4.43</b>	<b>110.8</b>

**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".

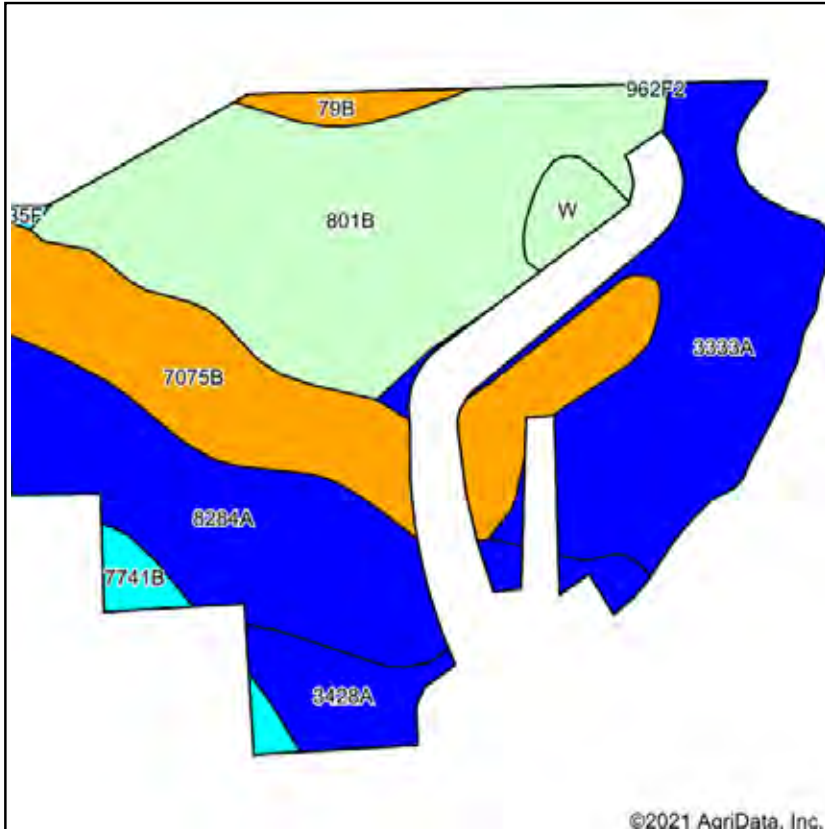
**d** Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

**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.

# SOILS MAP

## Tracts 14 & 15



State: **Illinois**  
 County: **Madison**  
 Location: **31-5N-8W**  
 Township: **Fort Russell**  
 Acres: **53.09**  
 Date: **9/14/2021**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL119, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-le gume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
801B	Orthents, silty, undulating	16.37	30.8%		CROP YIELD DATA NOT AVAILABLE						.00	.00	
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	11.01	20.7%		FAV	174	56	68	85	0	0.00	5.14	128
7075B	Drury silt loam, 2 to 5 percent slopes, rarely flooded	10.06	18.9%		FAV	173	54	68	85	0	5.77	0.00	126
8284A	Tice silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.53	18.0%		FAV	184	57	70	95	0	0.00	5.64	134
3428A	Coffeen silt loam, 0 to 2 percent slopes, frequently flooded	3.14	5.9%		FAV	181	57	68	90	0	0.00	5.39	132
W	Water	1.06	2.0%										
7741B	Oakville fine sand, 2 to 5 percent slopes, rarely flooded	1.01	1.9%		FAV	107	38	47	53	0	0.00	3.64	82
**79B	Menfro silt loam, 2 to 5 percent slopes	0.80	1.5%		FAV	**163	**50	**62	0	**121	**4.84	0.00	**119
**35F	Bold silt loam, 18 to 35 percent slopes	0.11	0.2%		FAV	**110	**33	**40	**50	0	0.00	**3.12	**78



# SOILS MAP

## Tracts 14 & 15 Continued

Maps Provided By



© AgriData, Inc. 2021

www.AgriDataInc.com

Weighted Average	117	36.7	45.2	56.9	1.5	0.86	2.16	85.5
------------------	-----	------	------	------	-----	------	------	------

**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".

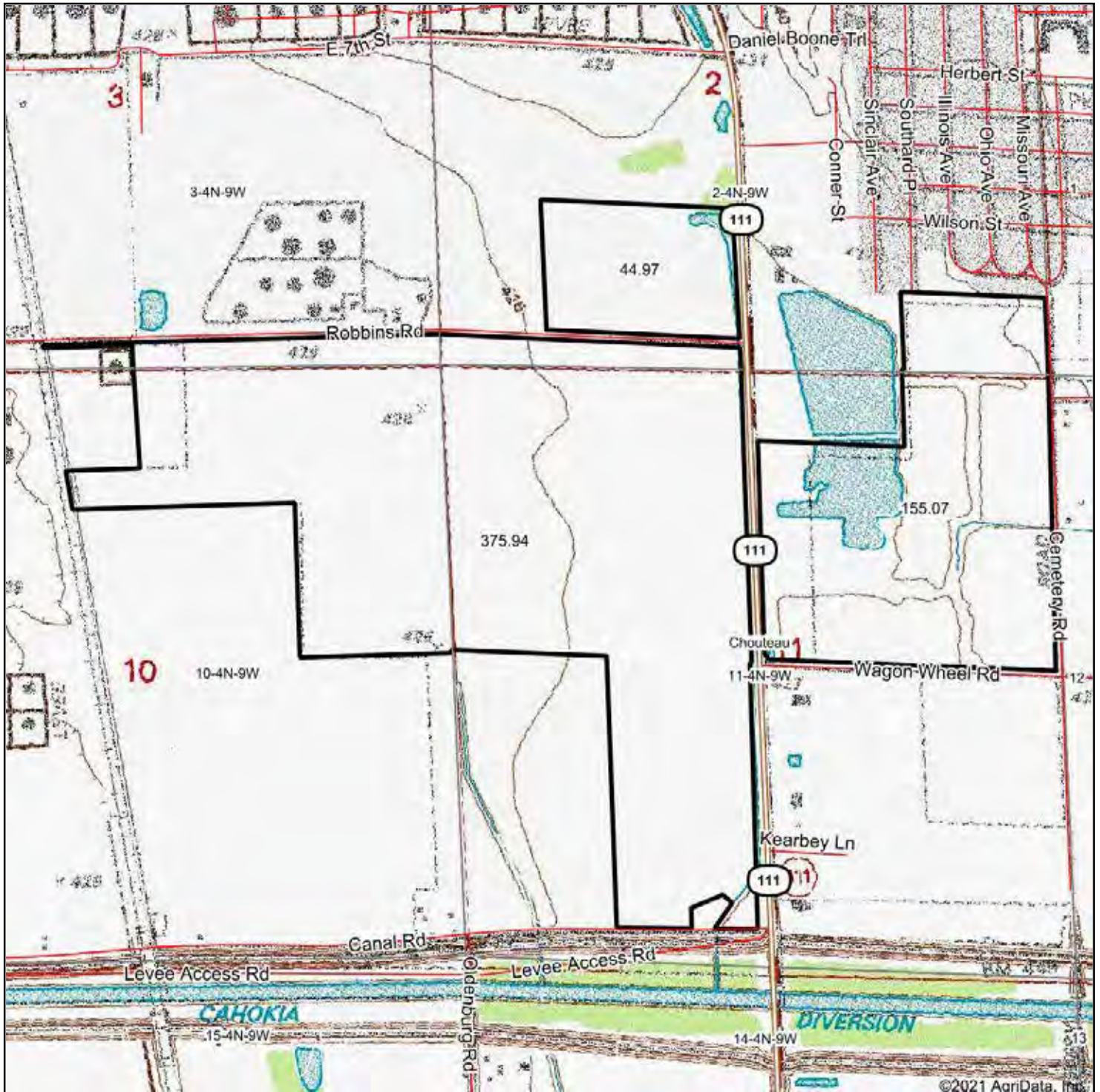
**d** Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

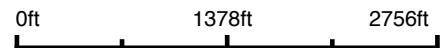
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

# TOPOGRAPHY MAP

Tracts 1-13



map center: 38° 48' 57.02, -90° 4' 24.88



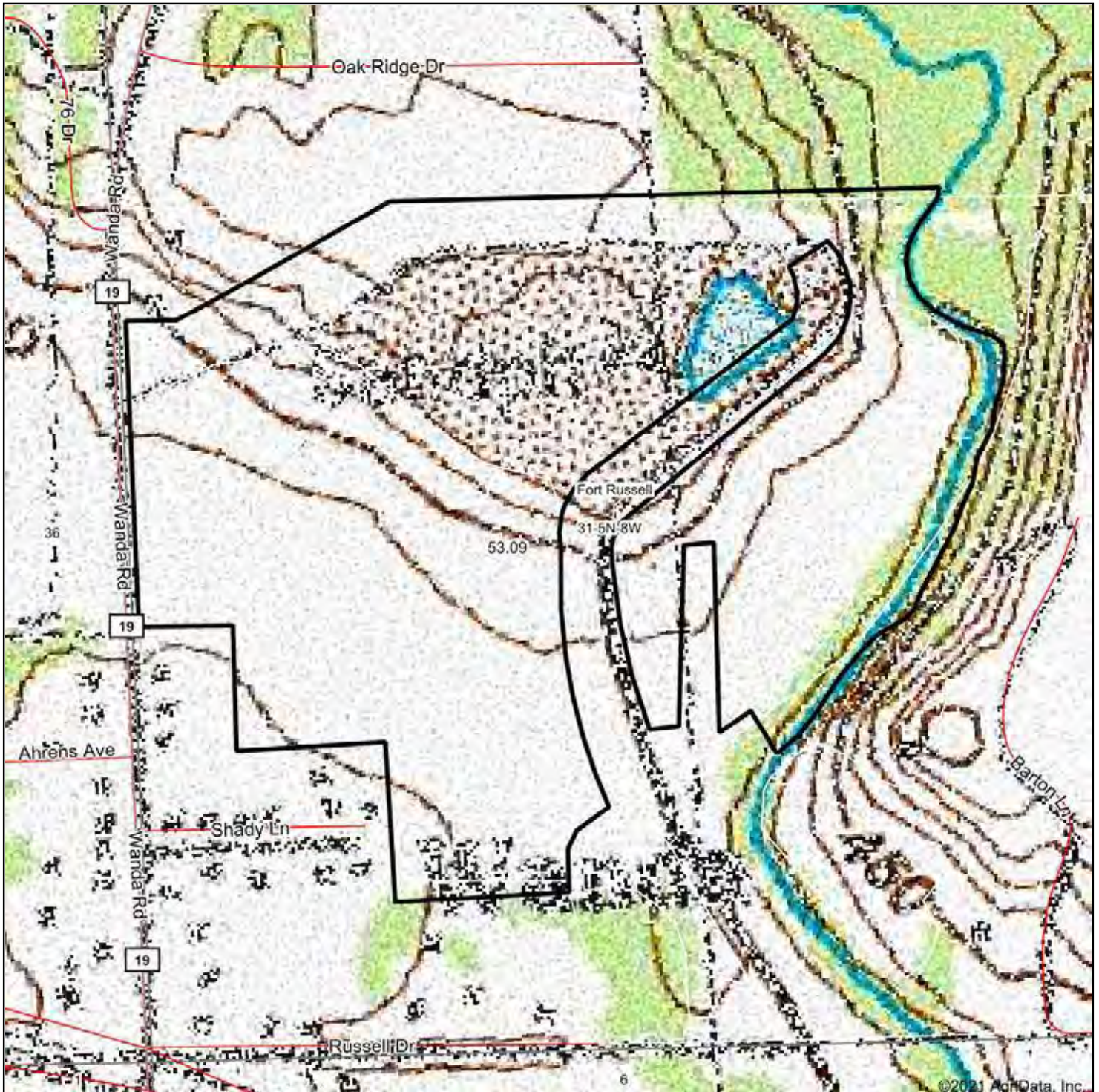
**11-4N-9W**  
**Madison County**  
**Illinois**



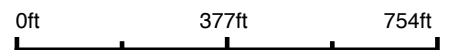
9/14/2021

# TOPOGRAPHY MAP

Tracts 14 & 15



map center: 38° 50' 11.03, -90° 2' 7.28



**31-5N-8W**  
**Madison County**  
**Illinois**



9/14/2021

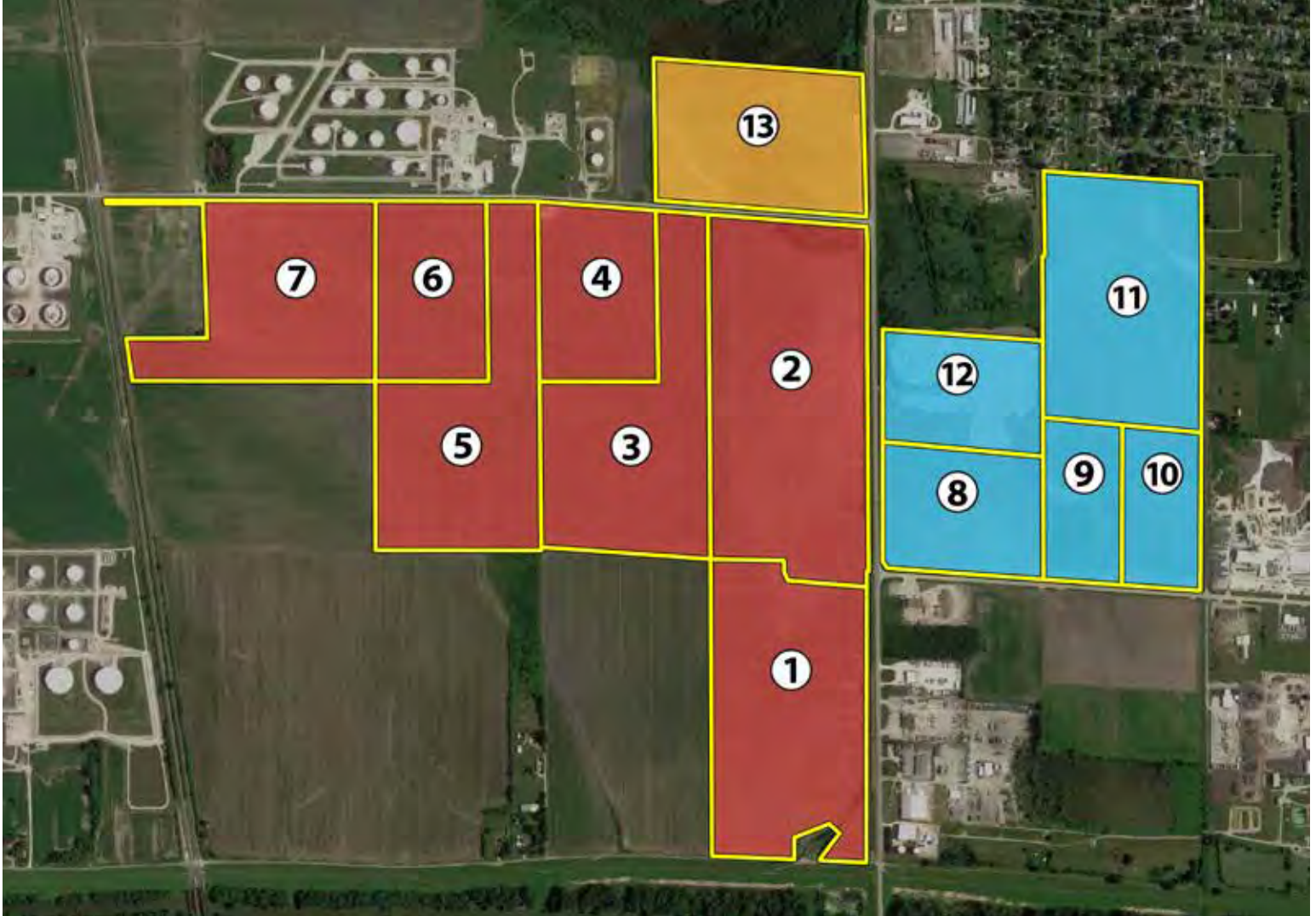




**OWNERSHIP**

# OWNERSHIP

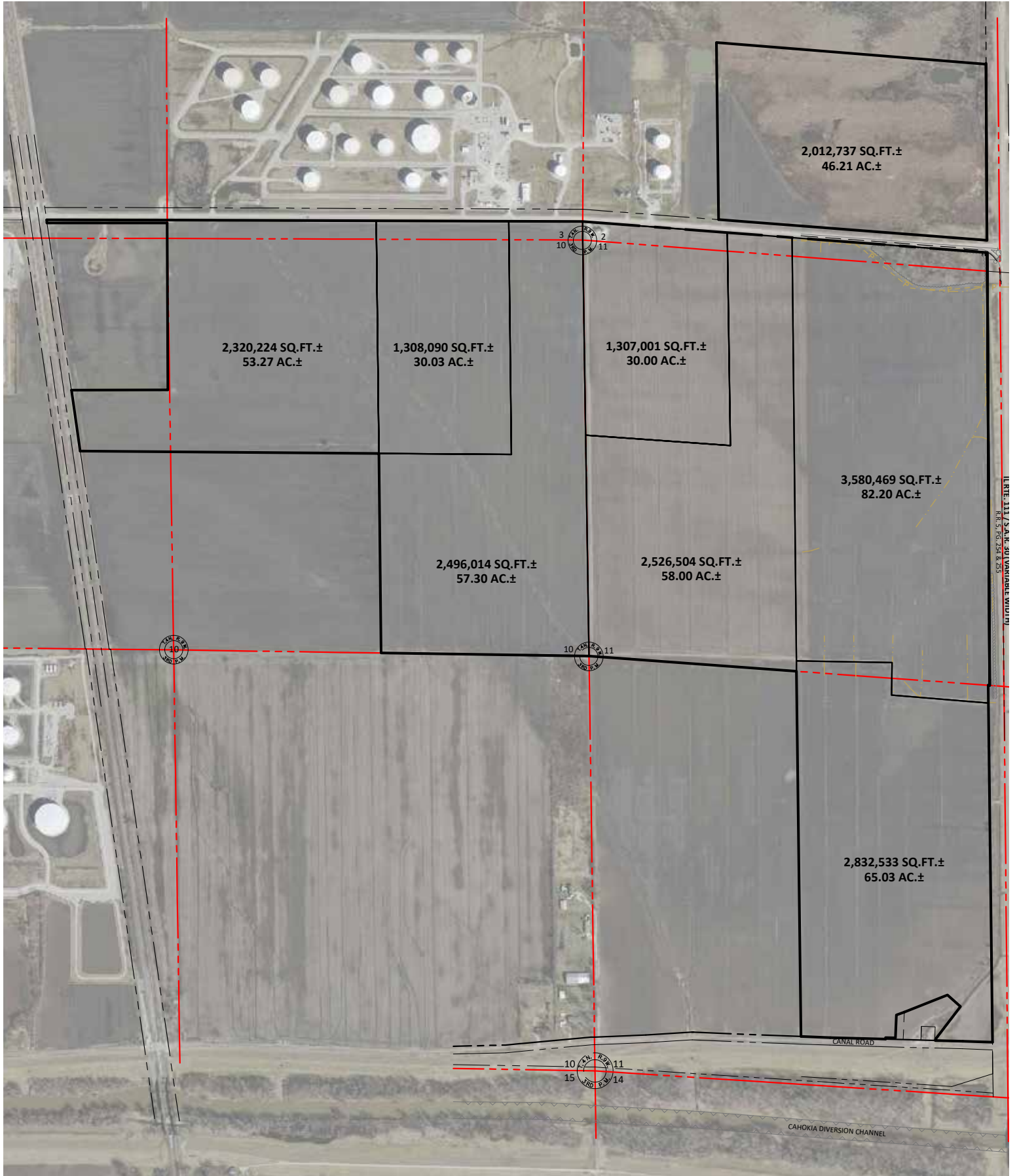
Tracts in this auction have different ownership and cannot be combined. In the map, tracts within each color can be bid on individually or in combination but cannot be combined with a tract of a different color. Contact Auction Company with any questions.



# **PRELIMINARY SURVEY WORK**

# PRELIMINARY SURVEY WORK

## Tracts 1-7 & 13



LR# 111 / S.A.N. 30 (VARIABLE WIDTH)  
R# 575-258-8-293



# PRELIMINARY SURVEY WORK

Tracts 8-12



# PRELIMINARY SURVEY WORK

Tracts 14 & 15



**TRACT 13  
ENVIRONMENTAL**

# **TRACT 13 ENVIRONMENTAL**

**Portions of Tract 13 were involved in petroleum leaks in 2005 and 2009. Please contact Auction Company for additional details.**

# **COUNTY TAX INFORMATION**

# COUNTY TAX INFORMATION

## Tract 13 & Part of Tract 2

**CHRIS SLUSSER**  
**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-02-00-000-003.

18-CHOUTEAU 852 TOWNSHIP TAX CODE

0021 TAX PAYING AGENT NUMBER CLASS CODE

1,520 T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE

0 NON-FARM ASSESSMENT

x 1.0000 TOWNSHIP MULTIPLIER

+ 6,030 FARM LAND \$418.52

+ 0 FARM BUILDING \$0.00

= 6,030 TOWNSHIP EQUALIZED VALUE

- 0 HOMESTEAD IMPROVEMENT EXEMPT.

- 0 GENERAL DISABLED VETERAN

x 1.0000 STATE MULTIPLIER

= 6,030 STATE EQUALIZED VALUE

- 0 BRASSESSMENT FREEZE DEDUCTION

- 0 GENERAL HOMESTEAD OWNER OCCUPANCY

- 0 HOMESTEAD DEDUCTION OVER 65

- 0 FRATERNAL VETERAN ORG. FREEZE

- 0 DISABLED PERSON

- 0 VETERAN EXEMPTION

= 6,030 TAXABLE VALUE

x 6.9403 COMBINATION TAX RATE

+ 2.10 DRAINAGE

\$420.62 TOTAL TAX

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$264.09	RT 111 TIF	0.0000	\$313.00
4.2456	\$61.49	ROXANA CU #1	4.0311	\$61.27
0.7703	\$11.71	VILLAGE OF HARTFORD	0.7799	\$11.85
0.6720	\$10.21	LEWIS & CLARK COLL #530	0.6624	\$10.07
0.5746	\$8.77	MADISON COUNTY	0.5469	\$8.34
0.3455	\$5.25	CHOUTEAU ROAD & BRIDGE	0.3561	\$5.41
0.2143	\$3.26	CHOUTEAU TOWNSHIP	0.3195	\$4.77
0.1555	\$2.36	HARTFORD LIBRARY DIST	0.1546	\$2.35
0.0900	\$2.10	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$2.10
0.0995	\$1.51	ST LOUIS REGION AIRPORT	0.0950	\$1.46

Legal Description: S 1/2 SW EXC EXPLORER PIPE LINE \*

ACREAGE TOTAL = 55.65

2020 TOTAL TAX \$420.62  
 2020 TAXES PAID \$0.00  
 2020 TOTAL TAX DUE \$420.62

Property Address: 111 WEST NORTH LLC, STATE ROUTE 111, S ROXANA, IL 62087

111 West

18-1-14-02-00-000-003  
 14797\*40\*\*G50\*\*D.862\*\*1/4\*\*\*\*\*AUTO5-DIGIT 62002  
 111 WEST NORTH LLC  
 PO BOX 531  
 GODFREY IL 62035-

74089



AUTHORIZATION CODE  
 MAD-V6DF7MBG

\*\*\* REMINDER \*\*\*  
**IF YOU ESCROW TAXES**

Check with your mortgage company before paying.

**Total Collected in 2020 - \$422,305,539**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



### WARNING: Don't Overpay!

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Part of Tract 7

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-03-00-000-011.

18-CHOUTEAU	TOWNSHIP TAX CODE	850
	TAX PAYING AGENT NUMBER CLASS CODE	0021
	TIF CERTIFIED ASSESSMENT FAIR MARKET VALUE	270
	NON-FARM ASSESSMENT	0
x	TOWNSHIP MULTIPLIER FARM LAND	1.0000
+	FARM LAND	1,400
		\$123.60
+	FARM BUILDING	0
		\$0.00
=	TOWNSHIP EQUALIZED VALUE	1,400
-	HOMESTEAD IMPROVEMENT EXEMP	0
-	GENERAL DISABLED VETERAN	0
x	STATE MULTIPLIER	1.0000
=	STATE EQUALIZED VALUE	1,400
-	SR ASSESSMENT FREEZE DEDUCTION	0
-	GENERAL HOMESTEAD OWNER OCCUPANCY	0
-	HOMESTEAD DEDUCTION OVER 65	0
-	FRATERNAL VETERAN ORG. FREEZE	0
+	DISABLED PERSON	0
-	VETERAN EXEMPTION	0
=	TAXABLE VALUE	1,400
x	COMBINATION TAX RATE	8.8283
+	DRAINAGE	0.66
	TOTAL TAX	\$124.26

### 2020 REAL ESTATE TAXES

Legal Description

PART SOUTHWEST EXC TO R-O-W 20 X 47

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$99.52	HARTFORD TIF	0.0000	\$99.76
3.5277	\$9.52	HARTFORD-W.R.S.D. #15	3.5330	\$9.54
2.3301	\$6.29	E. ALTON-W.R. HS #14	2.3861	\$6.44
0.7703	\$2.08	VILLAGE OF HARTFORD	0.7789	\$2.11
0.6720	\$1.81	LEWIS & CLARK COLL #536	0.6624	\$1.79
0.5746	\$1.54	MADISON COUNTY	0.5469	\$1.47
0.3455	\$0.93	CHOUTEAU ROAD & BRIDGE	0.3561	\$0.96
0.2143	\$0.58	CHOUTEAU TOWNSHIP	0.3135	\$0.85
0.0000	\$0.66	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$0.66
0.1555	\$0.42	HARTFORD LIBRARY DIST	0.1546	\$0.42
0.0995	\$0.27	ST LOUIS REGION AIRPORT	0.0958	\$0.26
			<b>2020 TOTAL TAX</b>	<b>\$124.26</b>
			<b>2020 TAXES PAID</b>	<b>\$0.00</b>
			<b>2020 TOTAL TAX DUE</b>	<b>\$124.26</b>

ACREAGE TOTAL = 3.34

Property Address

HELMKAMP, FLOSSIE E and JOHN G JR ET AL  
ROBBINS RD  
HARTFORD, IL 62048

111 west

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
GRADE SCHOOL PENSION	\$0.70
MUNICIPALITY PENSION	\$0.46
COUNTY PENSION	\$0.38
HIGH SCHOOL PENSION	\$0.33
ROAD DISTRICT PENSION	\$0.05
TOWNSHIP PENSION	\$0.04
COMMUNITY COLLEGE PENSION	\$0.01

18-1-14-03-00-000-011.  
17131\*47\*\*G50\*\*0.862\*\*1/4\*\*\*\*\*AUTO5-DIGIT 62002  
HELMKAMP JOHN G JR CO TR  
PO BOX 531  
GODFREY IL 62035-



74116

### \*\*\* REMINDER \*\*\* IF YOU ESCROW TAXES

Check with your mortgage company before paying.



eNoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-PXM4J63D

**Total Collected in 2020 - \$422,305,539**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



### WARNING: Don't Overpay!

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Part of Tract 7

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-03-00-000-013.001

18-CHOUTEAU	TOWNSHIP TAX CODE	659
	TAX PAYING AGENT NUMBER	0021
	CLASS CODE	60
	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	0
	NON-FARM ASSESSMENT	0
x	TOWNSHIP MULTIPLIER FARM LAND	1.0000
+		210
		\$18.56
+	FARM BUILDING	0
		\$0.00
=	TOWNSHIP EQUALIZED VALUE	210
-	HOMESTEAD IMPROVEMENT EXEMP.	0
-	GENERAL DISABLED VETERAN	0
x	STATE MULTIPLIER	1.0000
=	STATE EQUALIZED VALUE	210
-	SR ASSESSMENT FREEZE DEDUCTION	0
-	GENERAL HOMESTEAD OWNER OCCUPANCY	0
-	HOMESTEAD DEDUCTION OVER 65	0
-	FRATERNAL VETERAN ORG. FREEZE	0
-	DISABLED PERSON	0
-	VETERAN EXEMPTION	0
=	TAXABLE VALUE	210
x	COMBINATION TAX RATE	8.8283
+	DRAINAGE	0.06
	TOTAL TAX	\$18.62

**2020 REAL ESTATE TAXES**

Legal Description

SW/C SW SE 100.27'X350.24'

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$10.40	RT 111 TIF	0.0000	\$13.24
3.5277	\$2.12	HARTFORD-W.R. S.D. #15	3.5330	\$2.12
2.3301	\$1.40	E. ALTON-W.R. HS #14	2.3661	\$1.43
0.7703	\$0.46	VILLAGE OF HARTFORD	0.7799	\$0.47
0.6720	\$0.40	LEWIS & CLARK COLL #536	0.6624	\$0.40
0.5746	\$0.37	MADISON COUNTY	0.5469	\$0.35
0.3455	\$0.21	CHOUTEAU ROAD & BRIDGE	0.3561	\$0.21
0.2143	\$0.13	CHOUTEAU TOWNSHIP	0.2135	\$0.19
0.1555	\$0.09	HARTFORD LIBRARY DIST	0.1546	\$0.09
0.0000	\$0.06	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$0.06
0.0995	\$0.06	ST LOUIS REGION AIRPORT	0.0958	\$0.06
<b>2020 TOTAL TAX</b>				<b>\$18.62</b>
<b>2020 TAXES PAID</b>				<b>\$0.00</b>
<b>2020 TOTAL TAX DUE</b>				<b>\$18.62</b>

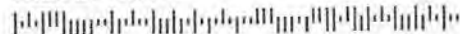
ACREAGE TOTAL = 0.80

Property Address  
BRADFORD S FARRELL REVOCABLE TRUST  
E OF US RTE APT 87ALT  
HARTFORD, IL 62048

111 West

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
GRADE SCHOOL PENSION	\$0.16
MUNICIPALITY PENSION	\$0.10
COUNTY PENSION	\$0.08
HIGH SCHOOL PENSION	\$0.07
ROAD DISTRICT PENSION	\$0.02
TOWNSHIP PENSION	\$0.02
COMMUNITY COLLEGE PENSION	\$0.00

18-1-14-03-00-000-013.001  
16382\*45\*\*G50\*\*2.122\*\*1/16\*\*\*\*\*AUT05-DIGIT 62002  
FARRELL BRADFORD S AND NILDA E  
PO BOX 531  
GODFREY IL 62035-



74110

**\*\*\* REMINDER \*\*\*  
IF YOU ESCROW TAXES**

Check with your mortgage company before paying.



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD - JXMDV69K

**Total Collected in 2020 - \$422,305,539**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



**WARNING: Don't Overpay!**

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor



# COUNTY TAX INFORMATION

## Part of Tract 7

CHRIS SLUSSER MADISON COUNTY TREASURER		RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
PARCEL I.D. NUMBER 18-1-14-03-00-000-016		0.0000	\$152.96	RT 111 TIF	0.0000	\$188.96
18-CHOUTEAU		3.5277	\$31.75	HARTFORD-W.R. S.D. #15	3.5330	\$31.89
TOWNSHIP TAX CODE 659		2.3901	\$20.97	E. ALTON-W.R. HS #14	2.3861	\$21.47
TAX PAYING AGENT NUMBER 0021		0.7709	\$8.93	VILLAGE OF HARTFORD	0.7799	\$7.02
CLASS CODE 900		0.6720	\$6.05	LEWIS & CLARK COLL #536	0.6624	\$5.96
T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE 0		0.5746	\$5.12	MADISON COUNTY	0.5469	\$4.88
NON-FARM ASSESSMENT 0		0.3455	\$3.11	CHOUTEAU ROAD & BRIDGE	0.3561	\$3.20
TOWNSHIP MULTIPLIER 1.0000		0.2143	\$1.93	CHOUTEAU TOWNSHIP	0.3136	\$2.82
FARM LAND 3.040		0.1555	\$1.40	HARTFORD LIBRARY DIST	0.1546	\$1.39
FARM BUILDING 0		0.0000	\$0.90	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$0.90
TOWNSHIP EQUALIZED VALUE 3.040		0.0995	\$0.90	ST LOUIS REGION AIRPORT	0.0958	\$0.86
GENERAL IMPROVEMENT EXEMP. 0						
GENERAL DISABLED VETERAN 0						
STATE MULTIPLIER 1.0000						
STATE EQUALIZED VALUE 3.040						
SR ASSESSMENT FREEZE DEDUCTION 0						
GENERAL HOMESTEAD OWNER OCCUPANCY 0						
HOMESTEAD DEDUCTION OVER 65 0						
FRATERNAL/VETERAN ORG. FREEZE 0						
DISABLED PERSON 0						
VETERAN EXEMPTION 0						
TAXABLE VALUE 3.040						
COMBINATION TAX RATE 8.8283						
DRAINAGE 0.90						
TOTAL TAX \$269.26						

2020 REAL ESTATE TAXES	Legal Description	2020 TOTAL TAX	2020 TAXES PAID	2020 TOTAL TAX DUE
	STRIP ALG S SEC IN SE & SW			\$269.26
	ACREAGE TOTAL = 12.01		\$0.00	\$269.26

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
GRADE SCHOOL PENSION	\$2.34
MUNICIPALITY PENSION	\$1.52
COUNTY PENSION	\$1.27
HIGH SCHOOL PENSION	\$1.11
ROAD DISTRICT PENSION	\$0.18
TOWNSHIP PENSION	\$0.16
COMMUNITY COLLEGE PENSION	\$0.05

Property Address: BRADFORD S FARRELL REVOCABLE TRUST  
US T) RTE APT 67(AL)  
HARTFORD, IL 62048

111 west

18-1-14-03-00-000-016.  
16382\*45\*\*G50\*\*2.122\*\*5/16\*\*\*\*\*AUTO5-DIGIT 62002  
FARRELL BRADFORD S AND NILDA E  
PO BOX 531  
GODFREY IL 62035-



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-JXMDV69K

**REMINDER**  
**IF YOU ESCROW TAXES**

Check with your mortgage company before paying.

Total Collected in 2020 - \$422,305,539

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



### WARNING: Don't Overpay!

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Part of Tracts 5 & 7

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-10-00-000-001.

18-CHOUTEAU	TOWNSHIP TAX CODE	659
	TAX PAYING AGENT NUMBER	0021
	CLASS CODE	9,080
	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	0
	NON-FARM ASSESSMENT	0
X	TOWNSHIP MULTIPLIER FARM LAND	1.0000
+		28,620
		\$2,526.68
+	FARM BUILDING	0
		\$0.00
=	TOWNSHIP EQUALIZED VALUE	28,620
-	HOMESTEAD IMPROVEMENT EXEMP.	0
-	GENERAL DISABLED VETERAN	0
X	STATE MULTIPLIER	1.0000
=	STATE EQUALIZED VALUE	28,620
-	SR ASSESSMENT FREEZE DEDUCTION	0
-	GENERAL HOMESTEAD OWNER OCCUPANCY	0
-	HOMESTEAD DEDUCTION OVER 65	0
-	FRATERNAL VETERAN ORG. FREEZE	0
-	DISABLED PERSON	0
-	VETERAN EXEMPTION	0
=	TAXABLE VALUE	28,620
X	COMBINATION TAX RATE	8.8283
+	DRAINAGE	7.92
	TOTAL TAX	\$2,534.60

**2020 REAL ESTATE TAXES**

Legal Description

PT N1/2

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$1,369.44	RT 111 TIF	0.0000	\$1,725.04
3.5277	\$320.32	HARTFORD-W.R. S.D. #15	3.5330	\$320.80
2.3301	\$211.57	E. ALTON-W.R. HS #14	2.3861	\$216.66
0.7703	\$69.94	VILLAGE OF HARTFORD	0.7799	\$70.81
0.6720	\$61.02	LEWIS & CLARK COLL #536	0.6624	\$80.15
0.5746	\$52.17	MADISON COUNTY	0.5469	\$49.60
0.3455	\$31.37	CHOUTEAU ROAD & BRIDGE	0.3561	\$32.33
0.2143	\$19.46	CHOUTEAU TOWNSHIP	0.3135	\$28.47
0.1555	\$14.12	HARTFORD LIBRARY DIST	0.1545	\$14.04
0.0995	\$9.03	ST LOUIS REGION AIRPORT	0.0958	\$8.70
0.0000	\$7.92	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$7.92
		<b>2020 TOTAL TAX</b>	<b>\$2,534.60</b>	
		<b>2020 TAXES PAID</b>	<b>\$0.00</b>	
		<b>2020 TOTAL TAX DUE</b>	<b>\$2,534.60</b>	

ACREAGE TOTAL = 118.10

Property Address

BRADFORD S FARRELL REVOCABLE TRUST  
US RTE APT 67  
HARTFORD, IL 62048

111 West

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
GRADE SCHOOL PENSION	\$23.64
MUNICIPALITY PENSION	\$15.30
COUNTY PENSION	\$13.01
HIGH SCHOOL PENSION	\$11.19
ROAD DISTRICT PENSION	\$1.84
TOWNSHIP PENSION	\$1.65
COMMUNITY COLLEGE PENSION	\$0.46

18-1-14-10-00-000-001.  
16382\*45\*\*G50\*\*2 122\*\*9/16\*\*AUTO5-DIGIT 62002  
FARRELL BRADFORD S AND NILDA E  
PO BOX 531  
GODFREY IL 62035-

74172

**\*\*\* REMINDER \*\*\*  
IF YOU ESCROW TAXES**

Check with your mortgage company before paying.



eNoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-JXMDV69K

**Total Collected in 2020 - \$422,305,539.**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



16382-5/8



**WARNING: Don't Overpay!**

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Part of Tract 7

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-10-00-000-003.001

18-CHOUTEAU	TOWNSHIP TAX CODE	659
	TAX PAYING AGENT NUMBER	
	CLASS CODE	0021
	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	550
	NON-FARM ASSESSMENT	0
x	TOWNSHIP MULTIPLIER FARM LAND	1.0000
+	FARM BUILDING	1.830
	TOWNSHIP EQUALIZED VALUE	\$161.56
-	HOMESTEAD IMPROVEMENT EXEMP	0
-	GENERAL DISABLED VETERAN	0
x	STATE MULTIPLIER	1.0000
=	STATE EQUALIZED VALUE	1.830
-	SR ASSESSMENT FREEZE DEDUCTION	0
-	GENERAL HOMESTEAD OWNER OCCUPANCY	0
-	HOMESTEAD DE-DUCTION OVER 65	0
-	FRATERNAL/VETERAN ORG. FREEZE	0
-	DISABLED PERSON	0
-	VETERAN EXEMPTION	0
=	TAXABLE VALUE	1.830
x	COMBINATION TAX RATE	8.8283
+	DRAINAGE	0.50
	TOTAL TAX	\$162.06

### 2020 REAL ESTATE TAXES

Legal Description

NW/4 NW NE 942.68'X349.76'

ACREAGE TOTAL = 7.59

Property Address

BRADFORD S FARRELL REVOCABLE TRUST  
US RTE APT 67  
HARTFORD, IL 62048

*111 West*

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$89.52	RT 111 TIF	0.0000	\$113.00
3.5277	\$19.40	HARTFORD-W.R. S.D. #15	3.5330	\$19.43
2.3301	\$12.82	E. ALTON-W.R. HS #14	2.3861	\$13.12
0.7703	\$4.24	VILLAGE OF HARTFORD	0.7799	\$4.29
0.6720	\$3.70	LEWIS & CLARK COLL #536	0.6624	\$3.64
0.5746	\$3.11	MADISON COUNTY	0.5469	\$3.02
0.3455	\$1.90	CHOUTEAU ROAD & BRIDGE	0.3561	\$1.96
0.2143	\$1.18	CHOUTEAU TOWNSHIP	0.3135	\$1.72
0.1555	\$0.86	HARTFORD LIBRARY DIST	0.1546	\$0.85
0.0995	\$0.55	ST LOUIS REGION AIRPORT	0.0958	\$0.53
0.0000	\$0.50	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$0.50
<b>2020 TOTAL TAX</b>				<b>\$162.06</b>
<b>2020 TAXES PAID</b>				<b>\$0.00</b>
<b>2020 TOTAL TAX DUE</b>				<b>\$162.06</b>

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
GRADE SCHOOL PENSION	\$1.44
MUNICIPALITY PENSION	\$0.92
COUNTY PENSION	\$0.79
HIGH SCHOOL PENSION	\$0.68
ROAD DISTRICT PENSION	\$0.11
TOWNSHIP PENSION	\$0.10
COMMUNITY COLLEGE PENSION	\$0.03

18-1-14-10-00-000-003.001  
16382\*45\*\*G50\*\*2 122\*\*13/16\*\*\*\*\*AUTO5-DIGIT 62002  
FARRELL BRADFORD S AND NILDA E  
PO BOX 531  
GODFREY IL 62035-

74175

### REMINDER

**IF YOU ESCROW TAXES**

Check with your mortgage company before paying.



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD - JXMDV69K

### Total Collected in 2020 - \$422,305,539

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



### WARNING: Don't Overpay!

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Tract 1 & Part of Tract 2

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-11-00-000-004.

18-CHOUTEAU	TOWNSHIP TAX CODE	852
	TAX PAYING AGENT NUMBER	0021
	CLASS CODE	15,800
	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	0
	NON-FARM ASSESSMENT	1,000.00
x	TOWNSHIP MULTIPLIER	51,670
+	FARM LAND	\$3,586.04
+	FARM BUILDING	\$0.00
=	TOWNSHIP EQUALIZED VALUE	51,670
-	HOMESTEAD IMPROVEMENT EXEMP	0
-	GENERAL DISABLED VETERAN	0
x	STATE MULTIPLIER	1,000.00
=	STATE EQUALIZED VALUE	51,670
-	STATE ASSESSMENT FREEZE DEDUCTION	0
-	GENERAL HOMESTEAD OWNER OCCUPANCY	0
-	HOMESTEAD DEDUCTION OVER 65	0
-	FRATERNAL/VETERAN ORG. FREEZE	0
-	DISABLED PERSON	0
-	VETERAN EXEMPTION	0
=	TAXABLE VALUE	51,670
x	COMBINATION TAX RATE	6.9403
+	DRAINAGE	13.88
	TOTAL TAX	\$3,599.92

**2020 REAL ESTATE TAXES**

Legal Description

NW 1/4 EXC THAT PT TO STATE OF ILL

Property Address

BRADFORD S FARRELL REVOCABLE TRUST  
STATE ROUTE 111  
HARTFORD, IL 62048

THIS IS NOT A NEW OR ADDITIONAL TAX

INFORMATIONAL DISTRICTS	AMOUNT
UNIT SCHOOLS PENSION	\$32.04
MUNICIPALITY PENSION	\$26.62
COUNTY PENSION	\$22.64
ROAD DISTRICT PENSION	\$3.20
TOWNSHIP PENSION	\$2.86
COMMUNITY COLLEGE PENSION	\$0.81

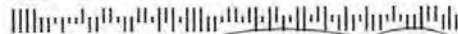
RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$1,988.92	RT 111 TIF	0.0000	\$2,489.48
4.0456	\$639.20	ROXANA CU #1	4.0311	\$636.91
0.7703	\$121.71	VILLAGE OF HARTFORD	0.7799	\$123.22
0.6720	\$106.18	LEWIS & CLARK COLL #596	0.6824	\$104.66
0.5746	\$90.81	MADISON COUNTY	0.5469	\$96.41
0.3455	\$64.59	CHOUTEAU ROAD & BRIDGE	0.3561	\$58.28
0.2143	\$33.86	CHOUTEAU TOWNSHIP	0.2135	\$49.53
0.1555	\$24.57	HARTFORD LIBRARY DIST	0.1546	\$24.49
0.0995	\$15.72	ST LOUIS REGION AIRPORT	0.0958	\$15.14
0.0000	\$13.88	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$13.88
			<b>2020 TOTAL TAX</b>	<b>\$3,599.92</b>
			<b>2020 TAXES PAID</b>	<b>\$0.00</b>
			<b>2020 TOTAL TAX DUE</b>	<b>\$3,599.92</b>

ACREAGE TOTAL = 226.75

111 West

PD THROUGH WRDLD TRACT

18-1-14-11-00-000-004  
16383\*45\*\*G50\*\*0.735\*\*1/4\*\*\*\*\*AUTO5-DIGIT 62002  
FARRELL BRADFORD S AND NILDA E  
PO BOX 531  
GODFREY IL 62035-



TRACTS 2-4 1-3 1-4  
74190

**\*\*\* REMINDER \*\*\*  
IF YOU ESCROW TAXES**

Check with your mortgage company before paying.



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD - JXMDV69K

**Total Collected in 2020 - \$422,305,539**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



**WARNING: Don't Overpay!**

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Part of Tract 11

**CHRIS SLUSSER**  
MADISON COUNTY TREASURER

PARCEL I.D. NUMBER 18-1-14-02-00-000-006

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$459.00	SOUTH ROXANA TIF	0.0000	\$521.92
4.0456	\$5.47	ROXANA CU #1	4.0311	\$6.45
1.8432	\$2.95	VILLAGE OF S. ROXANA	1.8216	\$3.07
0.0000	\$2.46	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$2.46
0.6720	\$1.08	LEWIS & CLARK COLL #536	0.6624	\$1.05
0.5748	\$0.90	MADISON COUNTY	0.5469	\$0.84
0.4967	\$0.79	SOUTH ROXANA FIRE	0.4920	\$0.79
0.3455	\$0.55	CHOUTEAU ROAD & BRIDGE	0.3561	\$0.57
0.2143	\$0.34	CHOUTEAU TOWNSHIP	0.3135	\$0.50

**2020 REAL ESTATE TAXES**

Legal Description: S 1/2 SE SE

ACREAGE TOTAL = 20.50

Property Address: 111 EAST LLC CEMETERY RD EAST ALTON, IL 62024

111 East

18-1-14-02-00-000-006  
14796\*40\*\*G50\*\*2.122\*\*1/16\*\*\*\*\*AUTO5-DIGIT 62002  
111 EAST LLC  
PO BOX 531  
GODFREY IL 62035-

74078

2020 TOTAL TAX	\$537.66
2020 TAXES PAID	\$0.00
2020 TOTAL TAX DUE	\$537.66

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
MUNICIPALITY PENSION	\$0.99
UNIT SCHOOLS PENSION	\$0.33
COUNTY PENSION	\$0.22
ROAD DISTRICT PENSION	\$0.03
TOWNSHIP PENSION	\$0.02
COMMUNITY COLLEGE PENSION	\$0.01

18-CHOUTEAU	TOWNSHIP TAX CODE	849
	TAX PAYING AGENT NUMBER	0021
	CLASS CODE	160
	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	0
	NON-FARM ASSESSMENT	0
X	TOWNSHIP MULTIPLIER FARM LAND	1.0000
+	FARM BUILDING	6,430
	TOWNSHIP EQUALIZED VALUE	6,430
-	HOMESTEAD IMPROVEMENT EXEMP.	0
-	GENERAL DISABLED VETERAN	0
X	STATE MULTIPLIER	1.0000
=	STATE EQUALIZED VALUE	6,430
-	SR ASSESSMENT FREEZE DEDUCTION	0
-	GENERAL HOMESTEAD OWNER OCCUPANCY	0
-	HOMESTEAD DEDUCTION OVER 65	0
-	PRATERNAL VETERAN ORG. FREEZE	0
-	DISABLED PERSON	0
-	VETERAN EXEMPTION	0
=	TAXABLE VALUE	6,430
X	COMBINATION TAX RATE	8.3236
+	DRAINAGE	2.46
	TOTAL TAX	\$537.66



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-GY6X94KC

### REMINDER IF YOU ESCROW TAXES

Check with your mortgage company before paying.

### Total Collected in 2020 - \$422,305,539

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



### WARNING: Don't Overpay!

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Part of Tracts 8 & 12

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-11-00-000-006.

18-CHOUTEAU	TOWNSHIP
849	TAX CODE
	TAX PAYING AGENT NUMBER
0021	CLASS CODE
1,870	T.I.F. CERTIFIED ASSESSMENT
	FAIR MARKET VALUE
0	NON FARM ASSESSMENT
1.0000	TOWNSHIP MULTIPLIER
x	FARM LAND
+	6,140 \$511.04
+	0 FARM BUILDING \$0.00
=	6,140 TOWNSHIP EQUALIZED VALUE
-	0 HOMESTEAD IMPROVEMENT EXEMP
-	0 GENERAL DISABLED VETERAN
x	1.0000 STATE MULTIPLIER
=	6,140 STATE EQUALIZED VALUE
-	0 SA ASSESSMENT FREEZE DEDUCTION
-	0 GENERAL HOMESTEAD OWNER OCCUPANCY
-	0 HOMESTEAD DEDUCTION OVER 65
-	0 FRATERNAL/VETERAN ORG. FREEZE
-	0 DISABLED PERSON
-	0 VETERAN EXEMPTION
=	6,140 TAXABLE VALUE
x	8.3236 COMBINATION TAX RATE
+	1.76 DRAINAGE
	<b>\$512.80</b> TOTAL TAX

**2020 REAL ESTATE TAXES**

Legal Description

PT W 1/2 NE EXC TO R-O-W

ACREAGE TOTAL = 39.21

Property Address

111 EAST LLC  
STATE ROUTE 111  
GRANITE CITY, IL 62040

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
MUNICIPALITY PENSION	\$11.59
UNIT SCHOOLS PENSION	\$3.79
COUNTY PENSION	\$2.68
ROAD DISTRICT PENSION	\$0.08
TOWNSHIP PENSION	\$0.34
COMMUNITY COLLEGE PENSION	\$0.10

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$285.08	SOUTH ROXANA TIF	0.0000	\$355.40
4.0456	\$75.65	ROXANA CU #1	4.0311	\$75.38
1.8432	\$34.47	VILLAGE OF S. ROXANA	1.9216	\$35.93
0.6720	\$12.57	LEWIS & CLARK COLL #536	0.6624	\$12.39
0.5740	\$10.71	MADISON COUNTY	0.5469	\$10.22
0.4967	\$9.29	SOUTH ROXANA FIRE	0.4920	\$9.20
0.3455	\$6.46	CHOUTEAU ROAD & BRIDGE	0.3561	\$6.66
0.2143	\$4.01	CHOUTEAU TOWNSHIP	0.3135	\$5.86
0.0000	\$1.76	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$1.76

2020 TOTAL TAX	\$512.80
2020 TAXES PAID	\$0.00
2020 TOTAL TAX DUE	\$512.80

111 East

18-1-14-11-00-000-006.  
14796\*40\*\*G50\*\*2.122\*\*5/16\*\*\*\*\*AUT05-DIGIT 62002  
111 EAST LLC  
PO BOX 531  
GODFREY IL 62035-

74197



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-GY6X94KC

REMINDER  
IF YOU ESCROW TAXES

Check with your mortgage company before paying.

Total Collected in 2020 - \$422,305,539

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



**WARNING: Don't Overpay!**

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Part of Tracts 8 & 12

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-11-00-000-006.001

18-CHOUTEAU	TOWNSHIP TAX CODE	849
	TAX PAYING AGENT NUMBER	0021
	CLASS CODE	120
	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	0
	NON-FARM ASSESSMENT TOWNSHIP MULTIPLIER FARM LAND	1.0000
x		2,120
+	FARM BUILDING	0
	TOWNSHIP EQUALIZED VALUE	2,120
=	HOMESTEAD IMPROVEMENT EXEMPT	0
-	GENERAL DISABLED VETERAN	0
x	STATE MULTIPLIER	1.0000
=	STATE EQUALIZED VALUE	2,120
-	SR ASSESSMENT FREEZE DEDUCTION	0
-	GENERAL HOMESTEAD OWNER OCCUPANCY	0
-	HOMESTEAD DEDUCTION OVER 65	0
-	FRATERNAL/VETERAN ORG. FREEZE	0
-	DISABLED PERSON	0
-	VETERAN EXEMPTION	0
=	TAXABLE VALUE	2,120
x	COMBINATION TAX RATE	8.3236
+	DRAINAGE	0.62
	TOTAL TAX	\$177.06

**2020 REAL ESTATE TAXES**

Legal Description

STRIP IN W PT W1/2NE340'X1865' EXC TO R-O-W

ACREAGE TOTAL = 14.36

Property Address

111 EAST LLC  
STATE ROUTE 111  
HARTFORD, IL 62048

THIS IS NOT A NEW OR ADDITIONAL TAX

INFORMATIONAL DISTRICTS	AMOUNT
MUNICIPALITY PENSION	\$0.74
UNIT SCHOOLS PENSION	\$0.25
COUNTY PENSION	\$0.17
ROAD DISTRICT PENSION	\$0.02
TOWNSHIP PENSION	\$0.02
COMMUNITY COLLEGE PENSION	\$0.01

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$141.72	SOUTH ROXANA TIF	0.0000	\$166.44
4.0456	\$4.85	ROXANA CU #1	4.0311	\$4.84
1.8432	\$2.21	VILLAGE OF S. ROXANA	1.9216	\$2.31
0.6720	\$0.81	LEWIS & CLARK COLL #536	0.6624	\$0.79
0.5746	\$0.70	MADISON COUNTY	0.5469	\$0.66
0.0000	\$0.62	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$0.62
0.4967	\$0.60	SOUTH ROXANA FIRE	0.4920	\$0.59
0.3455	\$0.41	CHOUTEAU ROAD & BRIDGE	0.3561	\$0.43
0.2143	\$0.26	CHOUTEAU TOWNSHIP	0.3135	\$0.38
			<b>2020 TOTAL TAX</b>	<b>\$177.06</b>
			<b>2020 TAXES PAID</b>	<b>\$0.00</b>
			<b>2020 TOTAL TAX DUE</b>	<b>\$177.06</b>

111 East

18-1-14-11-00-000-006.001  
14796\*40\*\*G50\*\*2.122\*\*9/16\*\*\*\*\*AUTO5-DIGIT 62002  
111 EAST LLC  
PO BOX 531  
GODFREY IL 62035-

74199

**REMEMBER**  
**IF YOU ESCROW TAXES**

Check with your mortgage company before paying.



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-GY6X94KC

**Total Collected in 2020 - \$422,305,539**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



**WARNING: Don't Overpay!**

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# COUNTY TAX INFORMATION

## Tracts 9 & 10, Plus Part of Tract 11

**CHRIS SLUSSER**

**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 18-1-14-11-00-000-007.

18-CHOUTEAU	TOWNSHIP	
849	TAX CODE	
	TAX PAYING AGENT NUMBER	
0021	CLASS CODE	
7,030	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	
0	NON-FARM ASSESSMENT	
x 1.0000	TOWNSHIP MULTIPLIER	
+ 20,960	FARM LAND	\$1,744.64
+ 0	FARM BUILDING	\$0.00
= 20,960	TOWNSHIP EQUALIZED VALUE	
- 0	HOMESTEAD IMPROVEMENT EXEMP	
- 0	GENERAL DISABLED VETERAN	
x 1.0000	STATE MULTIPLIER	
= 20,960	STATE EQUALIZED VALUE	
- 0	SR ASSESSMENT FREEZE DEDUCTION	
- 0	GENERAL HOMESTEAD OWNER OCCUPANCY	
- 0	HOMESTEAD DEDUCTION OVER 65	
- 0	FRATERNAL/VETERAN ORG. FREEZE	
- 0	DISABLED PERSON	
- 0	VETERAN EXEMPTION	
= 20,960	TAXABLE VALUE	
x 8.3236	COMBINATION TAX RATE	
+ 6.52	DRAINAGE	
<b>\$1,751.16</b>	<b>TOTAL TAX</b>	

**2020 REAL ESTATE TAXES**

Legal Description

NE NE & SE NE EXC TO R-O-W

ACREAGE TOTAL = 79.36

Property Address

111 EAST LLC  
CEMETERY RD  
EAST ALTON, IL 62024

THIS IS NOT A NEW OR ADDITIONAL TAX

INFORMATIONAL DISTRICTS	AMOUNT
MUNICIPALITY PENSION	\$43.57
UNIT SCHOOLS PENSION	\$14.26
COUNTY PENSION	\$10.08
ROAD DISTRICT PENSION	\$1.42
TOWNSHIP PENSION	\$1.28
COMMUNITY COLLEGE PENSION	\$0.36

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
0.0000	\$893.04	SOUTH ROXANA TIF	0.0000	\$1,159.48
4.0456	\$284.41	ROXANA CU #1	4.0311	\$283.39
1.8432	\$129.58	VILLAGE OF S. ROXANA	1.9210	\$135.09
0.6720	\$47.24	LEWIS & CLARK COLL #536	0.6824	\$46.57
0.5746	\$40.41	MADISON COUNTY	0.5469	\$38.45
0.4967	\$34.92	SOUTH ROXANA FIRE	0.4920	\$34.59
0.3455	\$24.29	CHOUTEAU ROAD & BRIDGE	0.3561	\$25.03
0.2143	\$15.07	CHOUTEAU TOWNSHIP	0.3135	\$22.04
0.0000	\$6.52	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$6.52
			<b>2020 TOTAL TAX</b>	<b>\$1,751.16</b>
			<b>2020 TAXES PAID</b>	<b>\$0.00</b>
			<b>2020 TOTAL TAX DUE</b>	<b>\$1,751.16</b>

111 East

18-1-14-11-00-000-007.  
14796\*40\*\*G50\*\*2.122\*\*13/16\*\*\*\*\*AUTO5-DIGIT 62002  
111 EAST LLC  
PO BOX 531  
GODFREY IL 62035-

74199

\*\*\* REMINDER \*\*\*  
**IF YOU ESCROW TAXES**

Check with your mortgage company before paying.



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-GY6X94KC

**Total Collected in 2020 - \$422,305,539**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966

In Illinois, property taxes are paid in arrears. Your 2020 taxes are billed and collected in 2021.



**WARNING: Don't Overpay!**

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor



# COUNTY TAX INFORMATION

## Part of Tracts 14 & 15

**CHRIS SLUSSER**  
MADISON COUNTY TREASURER

PARCEL I.D. NUMBER 15-1-09-31-00-000-016

15-FT RUSSELL TAX CODE 110

TOWNSHIP TAX CODE 110

TAX PAYING AGENT NUMBER 0021

CLASS CODE 0021

T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE 0

NON-FARM ASSESSMENT TOWNSHIP MULTIPLIER 1.0000

FARM LAND FARM BUILDING 0

FARM BUILDING \$0.00

TOWNSHIP EQUALIZED VALUE 11,320

HOMESTEAD IMPROVEMENT EXEMP 0

GENERAL DISABLED VETERAN 0

STATE MULTIPLIER 1.0000

STATE EQUALIZED VALUE 11,320

SR ASSESSMENT FREEZE DEDUCTION 0

GENERAL HOMESTEAD OWNER OCCUPANCY 0

HOMESTEAD DEDUCTION OVER 65 0

FRATERNAL/VETERAN ORG. FREEZE 0

DISABLED PERSON 0

VETERAN EXEMPTION 0

TAXABLE VALUE 11,320

COMBINATION TAX RATE 6.3352

DRAINAGE 4.90

TOTAL TAX \$722.02

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
4.0456	\$417.51	ROXANA CU #1	4.0311	\$456.32
0.6720	\$69.35	LEWIS & CLARK COLL #535	0.6624	\$74.98
0.5746	\$59.27	MADISON COUNTY	0.5469	\$61.89
0.4967	\$51.26	SOUTH ROXANA FIRE	0.4920	\$55.69
0.3961	\$40.88	FT. RUSSELL RD & BRIDGE	0.4001	\$45.29
0.2032	\$20.97	FT. RUSSELL TOWNSHIP	0.2027	\$22.95
0.0900	\$4.90	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$4.90

Legal Description: PT SW

ACREAGE TOTAL = 52.44

2020 TOTAL TAX \$722.02

2020 TAXES PAID \$0.00

2020 TOTAL TAX DUE \$722.02

Property Address: HELMKAMP, JOHN G JR AND HADLEY JANE E TF CTY RD 19 ST EDWARDSVILLE, IL 62025

THIS IS NOT A NEW OR ADDITIONAL TAX

INFORMATIONAL DISTRICTS	AMOUNT
UNIT SCHOOLS PENSION	\$22.98
COUNTY PENSION	\$16.22
ROAD DISTRICT PENSION	\$1.41
TOWNSHIP PENSION	\$0.89
COMMUNITY COLLEGE PENSION	\$0.58

15-1-09-31-00-000-016  
17130\*47\*\*G50\*\*1.282\*\*1/8\*\*\*\*\*AUT05-DIGIT 82002  
HELMKAMP JOHN G JR AND HADLEY JANE E TR  
PO BOX 531  
GODFREY IL 62035-

73557

*Wanda*



NoticesOnline.com  
Go Paperless

AUTHORIZATION CODE  
MAD-HBTM43FQ

\*\*\* REMINDER \*\*\*  
**IF YOU ESCROW TAXES**

Check with your mortgage company before paying.

**Total Collected in 2020 - \$422,305,539**

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966



**WARNING: Don't Overpay!**

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor



17130 1/4

# COUNTY TAX INFORMATION

## Part of Tracts 14 & 15

**CHRIS SLUSSER**  
**MADISON COUNTY TREASURER**

PARCEL I.D. NUMBER 15-1-09-31-00-000-016.002

15-FT RUSSELL	TOWNSHIP TAX CODE	110
	TAX PAYING AGENT NUMBER	0021
	T.I.F. CERTIFIED ASSESSMENT FAIR MARKET VALUE	0
	NON-FARM ASSESSMENT TOWNSHIP MULTIPLIER	1.0000
	FARM LAND	1,400
	FARM BUILDING	0
	TOWNSHIP EQUALIZED VALUE	1,400
	HOMESTEAD IMPROVEMENT EXEMP	0
	GENERAL DISABLED VETERAN	0
	STATE MULTIPLIER	1.0000
	STATE EQUALIZED VALUE	1,400
	SR ASSESSMENT FREEZE DEDUCTION	0
	GENERAL HOMESTEAD OWNER OCCUPANCY	0
	HOMESTEAD DEDUCTION OVER 65	0
	FRATERNAL/VETERAN ORG. FREEZE	0
	DISABLED PERSON	0
	VETERAN EXEMPTION	0
	TAXABLE VALUE	1,400
	COMBINATION TAX RATE	6.3352
	DRAINAGE	0.64
	TOTAL TAX	\$89.36

### 2020 REAL ESTATE TAXES

Legal Description  
 W SI SW

Property Address  
 HELMKAMP, JOHN G JR AND HADLEY JANE E TR  
 CTY RD 19 ST  
 EDWARDSVILLE, IL 62025

RATES 2019	AMOUNT OF TAXES	TAXING DISTRICT	RATES 2020	AMOUNT OF TAXES
4.0456	\$52.19	ROXANA CU #1	4.0311	\$56.44
0.6720	\$8.67	LEWIS & CLARK COLL #536	0.6624	\$9.27
0.5748	\$7.40	MADISON COUNTY	0.5469	\$7.68
0.4967	\$6.41	SOUTH ROXANA FIRE	0.4920	\$6.89
0.3961	\$5.11	FT. RUSSELL HD & BRIDGE	0.4001	\$5.60
0.2032	\$2.62	FT. RUSSELL TOWNSHIP	0.2027	\$2.84
0.0000	\$0.64	WOOD RIVER LEVEE & DRAINAGE	0.0000	\$0.64
			<b>2020 TOTAL TAX</b>	<b>\$89.36</b>
			<b>2020 TAXES PAID</b>	<b>\$0.00</b>
			<b>2020 TOTAL TAX DUE</b>	<b>\$89.36</b>

ACREAGE TOTAL = 4.45

*Wanda*

THIS IS NOT A NEW OR ADDITIONAL TAX	
INFORMATIONAL DISTRICTS	AMOUNT
UNIT SCHOOLS PENSION	\$2.84
COUNTY PENSION	\$2.01
ROAD DISTRICT PENSION	\$0.17
TOWNSHIP PENSION	\$0.11
COMMUNITY COLLEGE PENSION	\$0.07

15-1-09-31-00-000-016.002  
 17130\*47\*\*G50\*\*1.282\*\*5/8\*\*\*\*\*AUTO5-DIGIT 62002  
 HELMKAMP JOHN G JR AND HADLEY JANE E TR  
 PO BOX 531  
 GODFREY IL 62035-

73558

### REMINDER IF YOU ESCROW TAXES

Check with your mortgage company before paying.



NoticesOnline.com  
 Go Paperless

AUTHORIZATION CODE  
 MAD-HBTM43FQ

### Total Collected in 2020 - \$422,305,539

SCHOOL DISTRICT	61%	\$254,603,559
CITIES/VILLAGES	8%	\$31,363,171
MADISON COUNTY	7%	\$30,794,352
COMMUNITY COLLEGE	7%	\$31,363,171
OTHER DISTRICTS	6%	\$25,739,637
TIF DISTRICTS	6%	\$27,347,683
TOWNSHIPS	5%	\$21,093,966



### WARNING: Don't Overpay!

Ways to reduce YOUR equalized assessed valuation (EAV)

Contact the Chief County Assessor's Office @ 618.692.6270

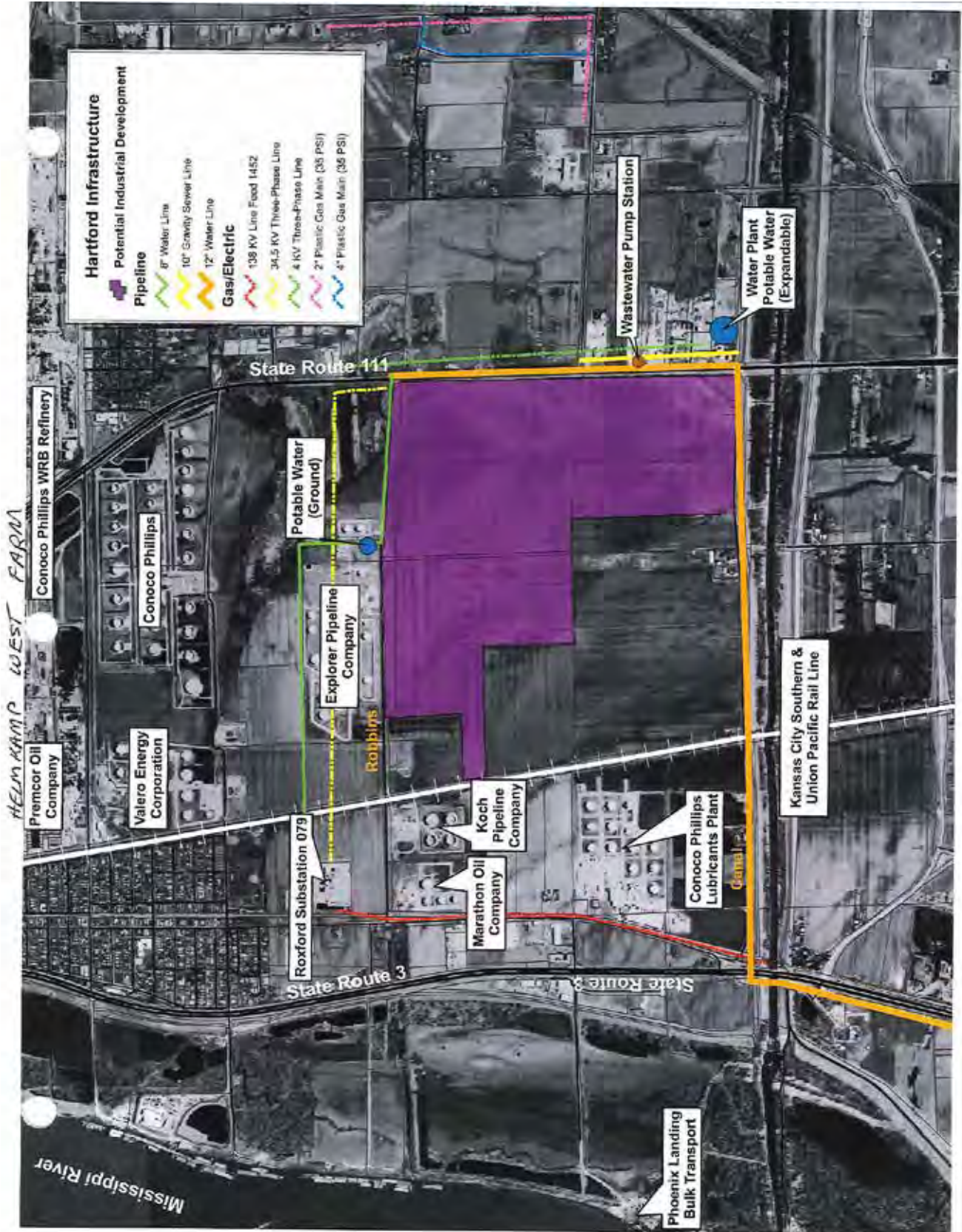
- Homestead — \$6,000
- Senior Citizen — \$5,000
- Disabled Veteran — Contact Assessor
- Returning Veteran — \$5,000
- Disabled Person — \$2,000
- Senior Citizen Freeze — Contact Assessor
- Homestead Improvement — Contact Assessor

# HARTFORD INFRASTRUCTURE MAP

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# HARFORD INFRASTRUCTURE MAP

## Tracts 1-7



*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# ARMEREN POWER LINE LOCATIONS

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# ARMEREN POWER LINE LOCATIONS

Tracts 1-7

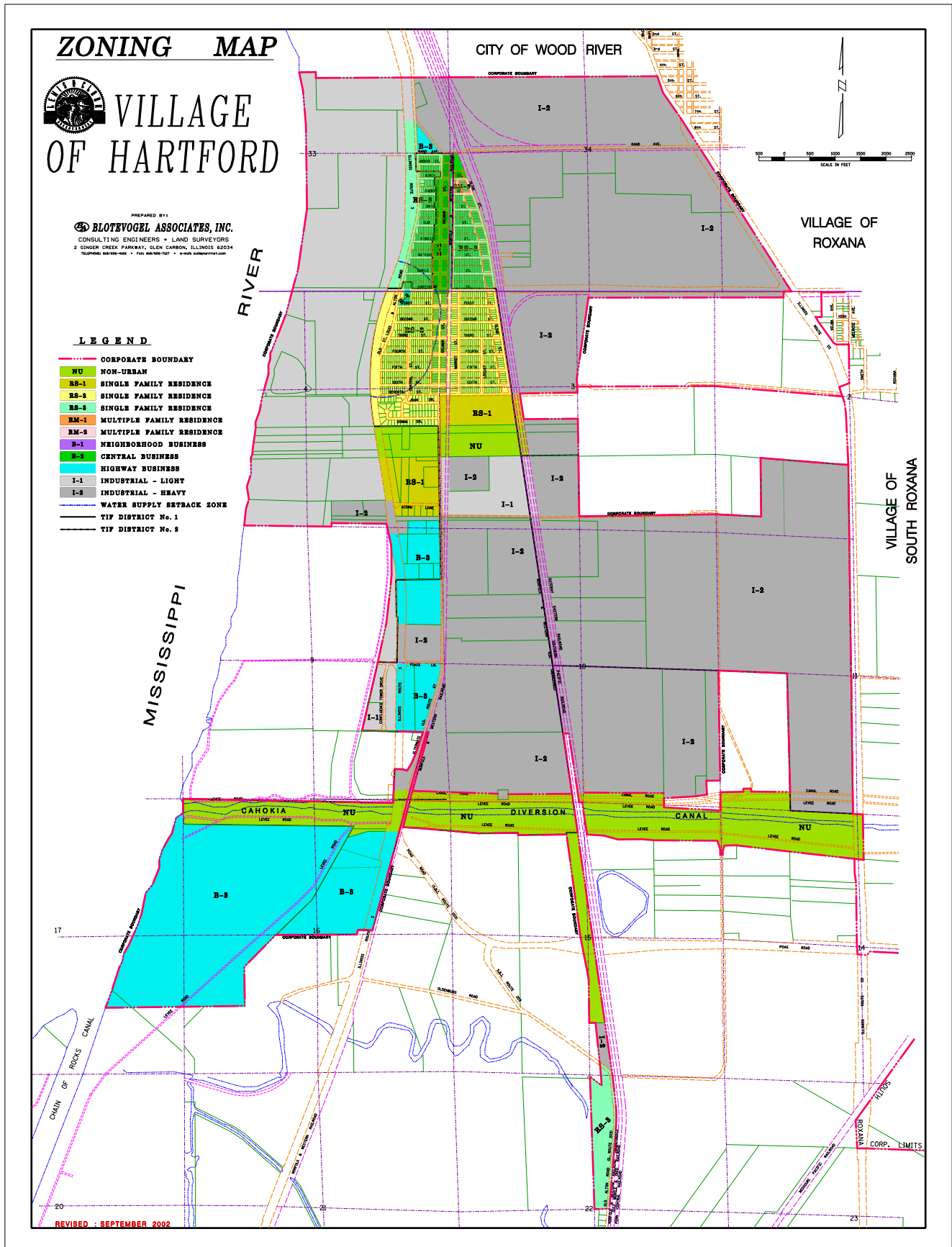


*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due diligence. No warranty is made about its accuracy.*

# ZONING MAP WITH TIFF

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# ZONING MAP WITH TIFF



*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due diligence. No warranty is made about its accuracy.*

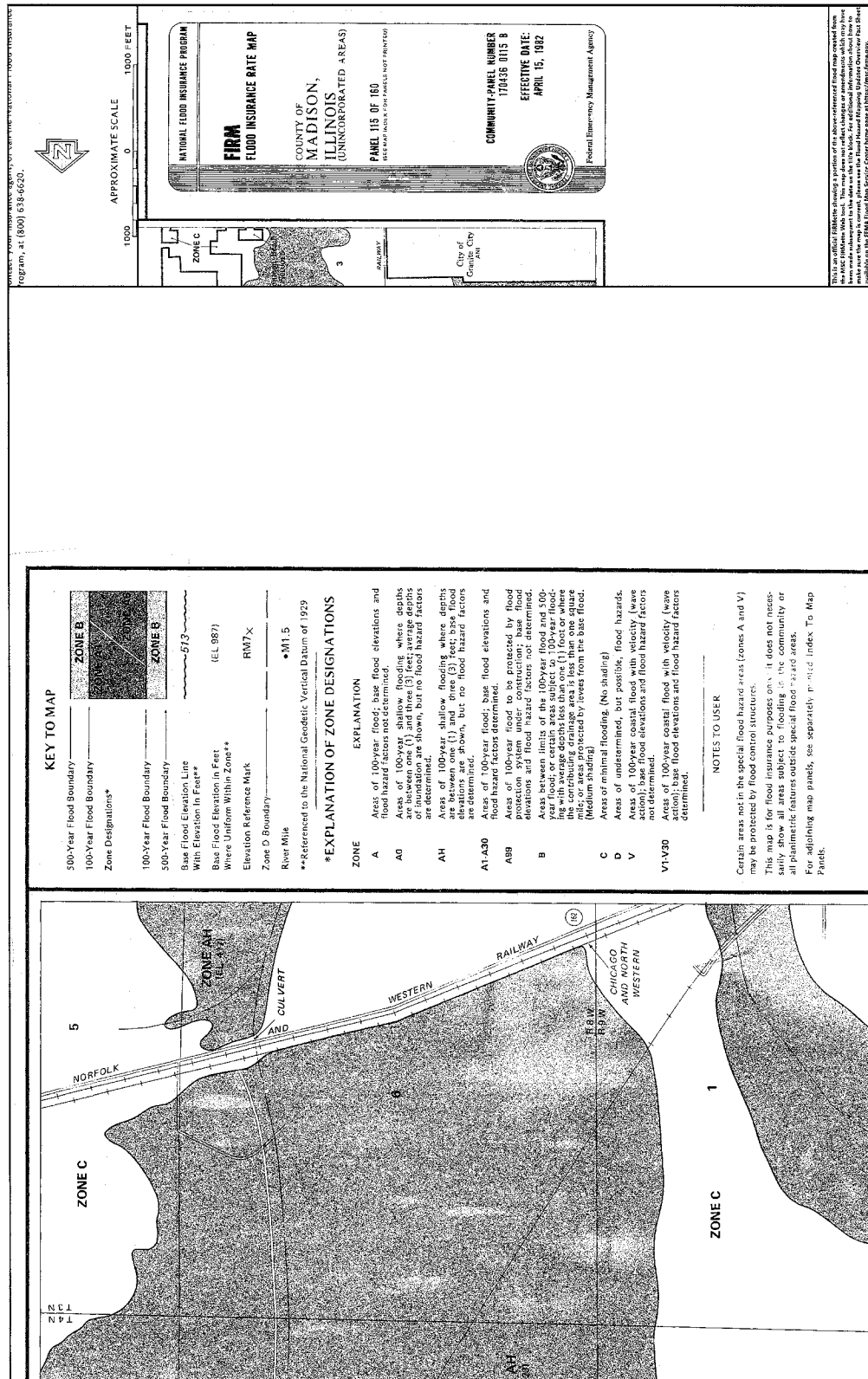


# FEMA PROVISIONAL MAPS

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# FEMA PROVISIONAL MAPS


## KEY

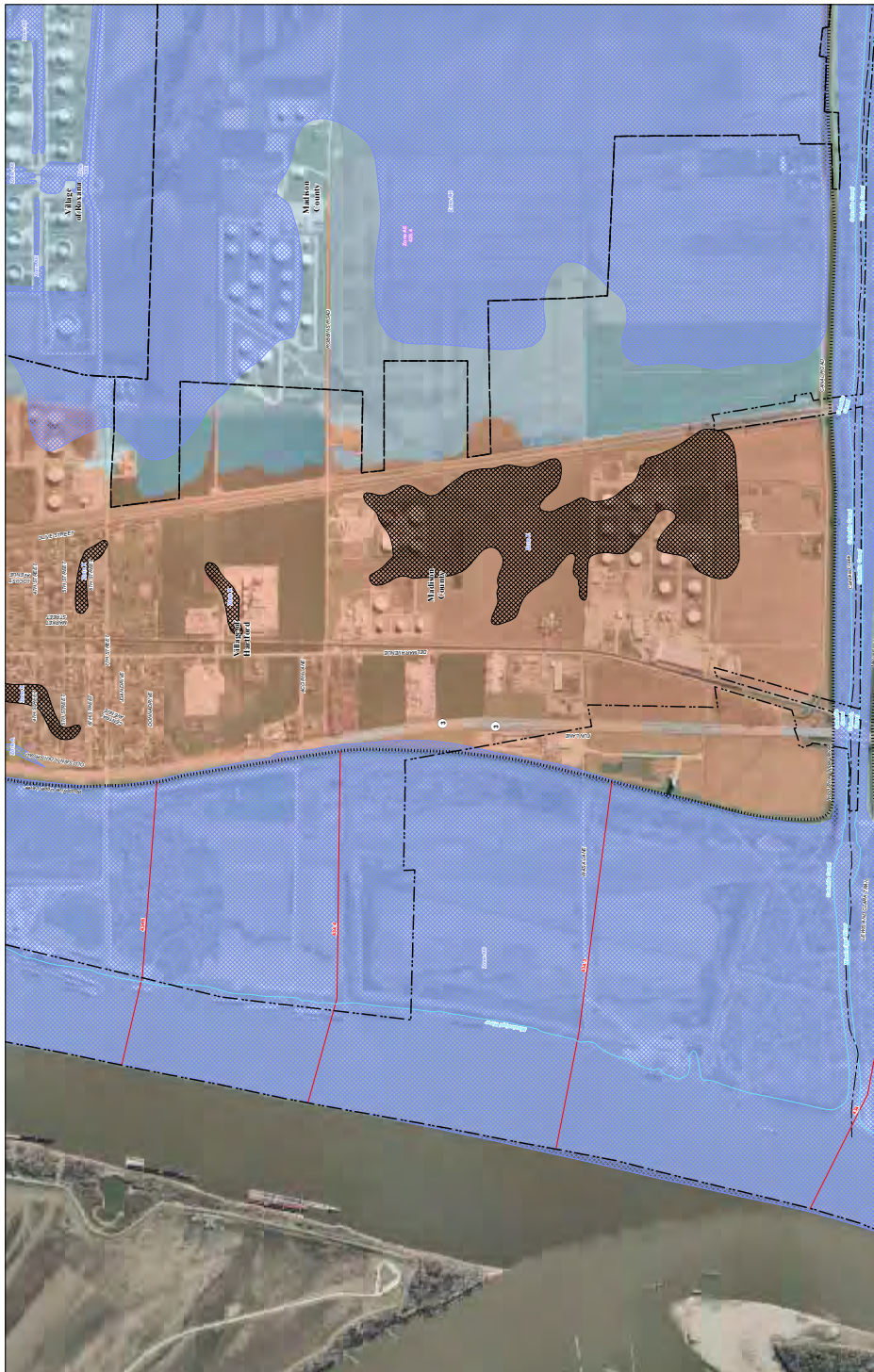


**This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due diligence. No warranty is made about its accuracy.**


# FEMA PROVISIONAL MAPS


## Tracts 1-7 & 13


FEMA CASE NO.: 13-05-1870S SCALE: 1:6,000 Date: 6/7/2016	Madison County Workmaps Madison County, Illinois	Panel: <b>E8</b>	
--	---	---------------------	---



NOTE: WATER SURFACE ELEVATIONS LANDSIDE OF THE LEVEE SYSTEM ARE TAKEN FROM VARIOUS EFFECTIVE FLOOD CHANGE PENDING THE UPCOMING INTERIOR DRAINAGE ANALYSIS PORTION OF THE LEVEE ACCRETION PACKAGE





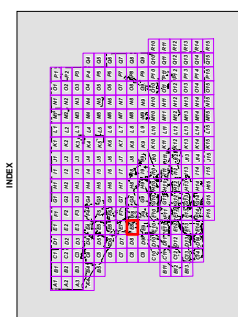


**Legend**

Water Surface Elevation	Trails	Cross Sections Profile Letter
Back Map Water Contourline	Zone AE (2016 Draft Data)	Zone X Shaded
Profile Baseline	Zone A (2016 Draft Data)	Zone X Shaded (2019 Draft Data)
Zone AE with Floodway (2016 Draft Data)	Zone AH (2016 Draft Data)	
Zone A (2016 Draft Data)	Zone AO (2016 Draft Data)	
Zone AH (2016 Draft Data)	Zone X Shaded (2019 Draft Data)	
Zone AO (2016 Draft Data)		
Zone X Shaded (2019 Draft Data)		

**Effective Flood Zones**

1% Annual Chance SFHA	Zone X Shaded
-----------------------	---------------



***This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.***

# FEMA PROVISIONAL MAPS

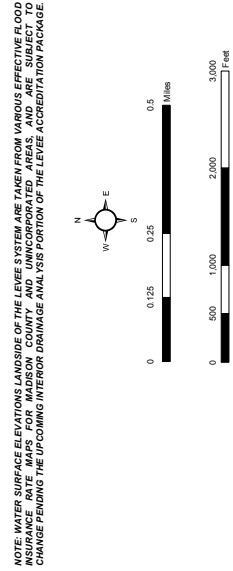
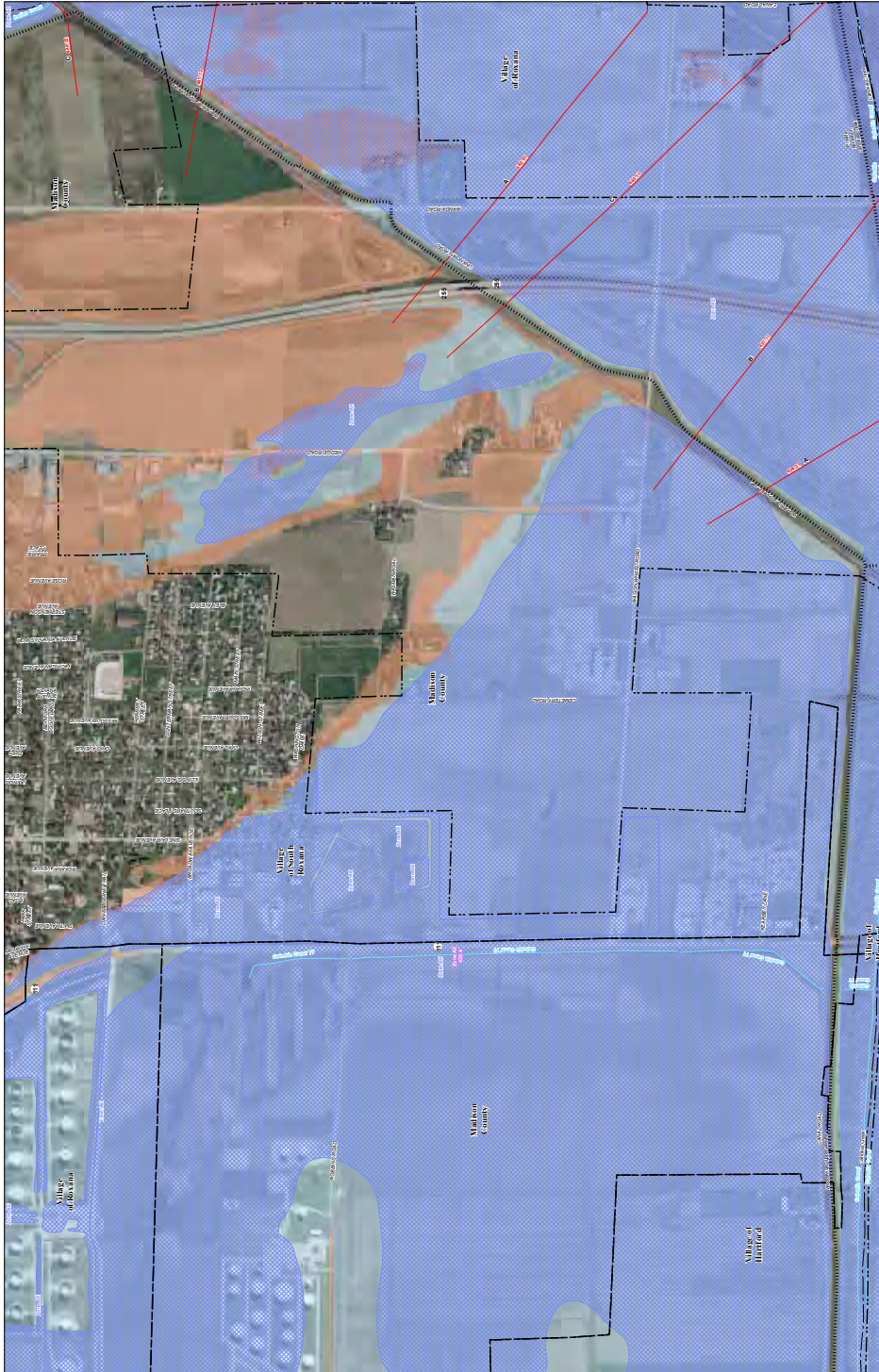
## Tracts 1-13

FEMA CASE NO.: 13-05-1870S  
 SCALE: 1:6,000  
 Date: 6/7/2016

Madison County Workmaps  
 Madison County, Illinois

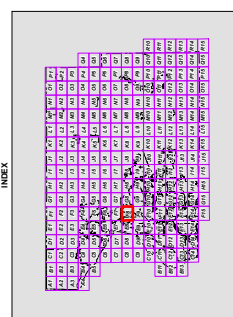
Panel:  
**F8**

Notes to User:  
 All cross-sections shown due to clarity. The county boundary is not shown.



**Legend**

- Water Surface Elevation
- Cross Sections
- Profile Baseline
- Back Map Water Contouring
- Levee Corridors
- Draft Flood Zones - 2016
  - Zone AE with Floodway (2016 Draft Data)
  - Zone AE (2016 Draft Data)
  - Zone A (2016 Draft Data)
  - Zone AH (2016 Draft Data)
  - Zone AO (2016 Draft Data)
  - Zone X Shaded (2019 Draft Data)
- Effective Flood Zones
  - 1% Annual Chance SFHA
  - Zone X Shaded



NOTE: WATER SURFACE ELEVATIONS LANDSIDE OF THE LEVEE SYSTEM ARE TAKEN FROM VARIOUS EFFECTIVE FLOOD CHANGE PENDING THE UPCOMING INTERIOR DRAINAGE ANALYSIS PORTION OF THE LEVEE ACCREDITATION PACKAGE

***This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.***

# FEMA PROVISIONAL MAPS

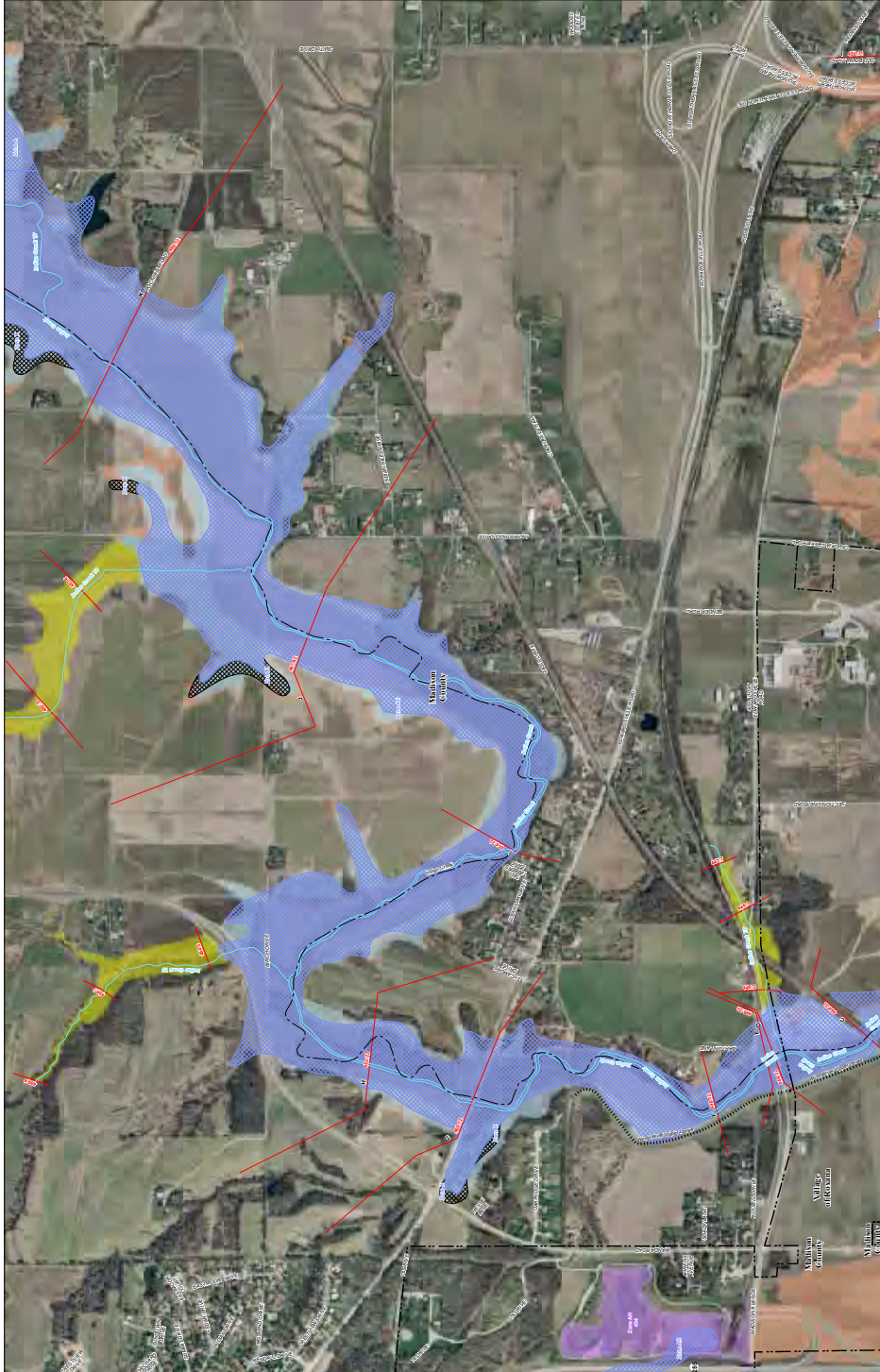
## Tracts 14 & 15

FEMA CASE NO.: 13-05-1870S  
 SCALE: 1:6,000  
 Date: 6/7/2016

Madison County Workmaps  
 Madison County, Illinois

Panel:  
**G7**

Notes to User:  
 All cross-sections shown due to clarity. The county boundary is not shown.

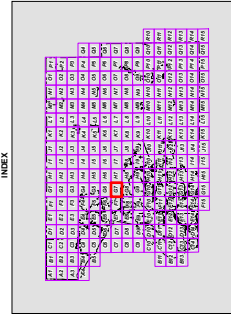


NOTE: WATER SURFACE ELEVATIONS LANDSIDE OF THE LEVEE SYSTEM ARE TAKEN FROM VARIOUS EFFECTIVE FLOOD CHANGE PENDING THE UPCOMING INTERIOR DRAINAGE ANALYSIS PORTION OF THE LEVEE ACCREDITATION PACKAGE

0 0.125 0.25 0.5 Miles  
 0 500 1,000 2,000 3,000 Feet

**Legend**

- Water Surface Elevation
- Cross Sections
- Profile Baseline
- Back Map Water Contourline
- Levee Centerline
- Draft Flood Zones - 2016
- Zone AE with Floodway (2016 Draft Data)
- Zone AE (2016 Draft Data)
- Zone AH (2016 Draft Data)
- Zone AO (2016 Draft Data)
- Zone X Shaded (2019 Draft Data)
- 1% Annual Chance SFHA
- Zone X Shaded



**This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.**



# NATIONAL WETLANDS INVENTORY MAPS

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# NATIONAL WETLANDS INVENTORY MAPS

## Tracts 8-12

### South Area



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

- August 24, 2021
- Wetlands**
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

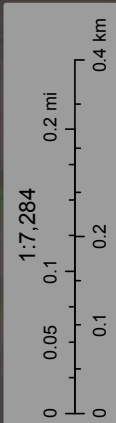
*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*



# NATIONAL WETLANDS INVENTORY MAPS

## Tract 13

46 Acres South



August 24, 2021

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

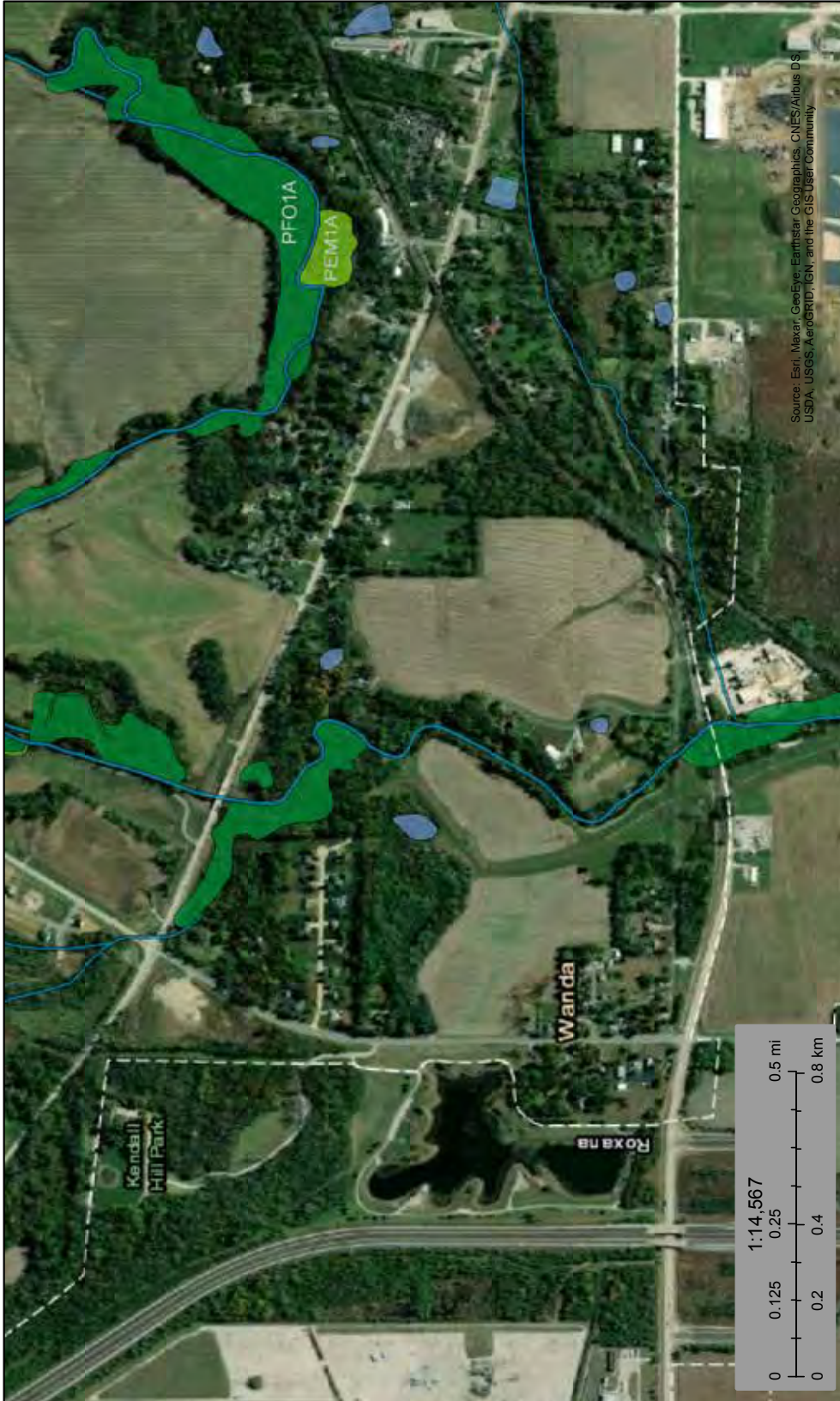
National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

***This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.***

# NATIONAL WETLANDS INVENTORY MAPS

Tracts 14 & 15

Northeast Area



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

- August 24, 2021
- Wetlands**
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Lake
  - Other
  - Riverine
  - Freshwater Pond

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

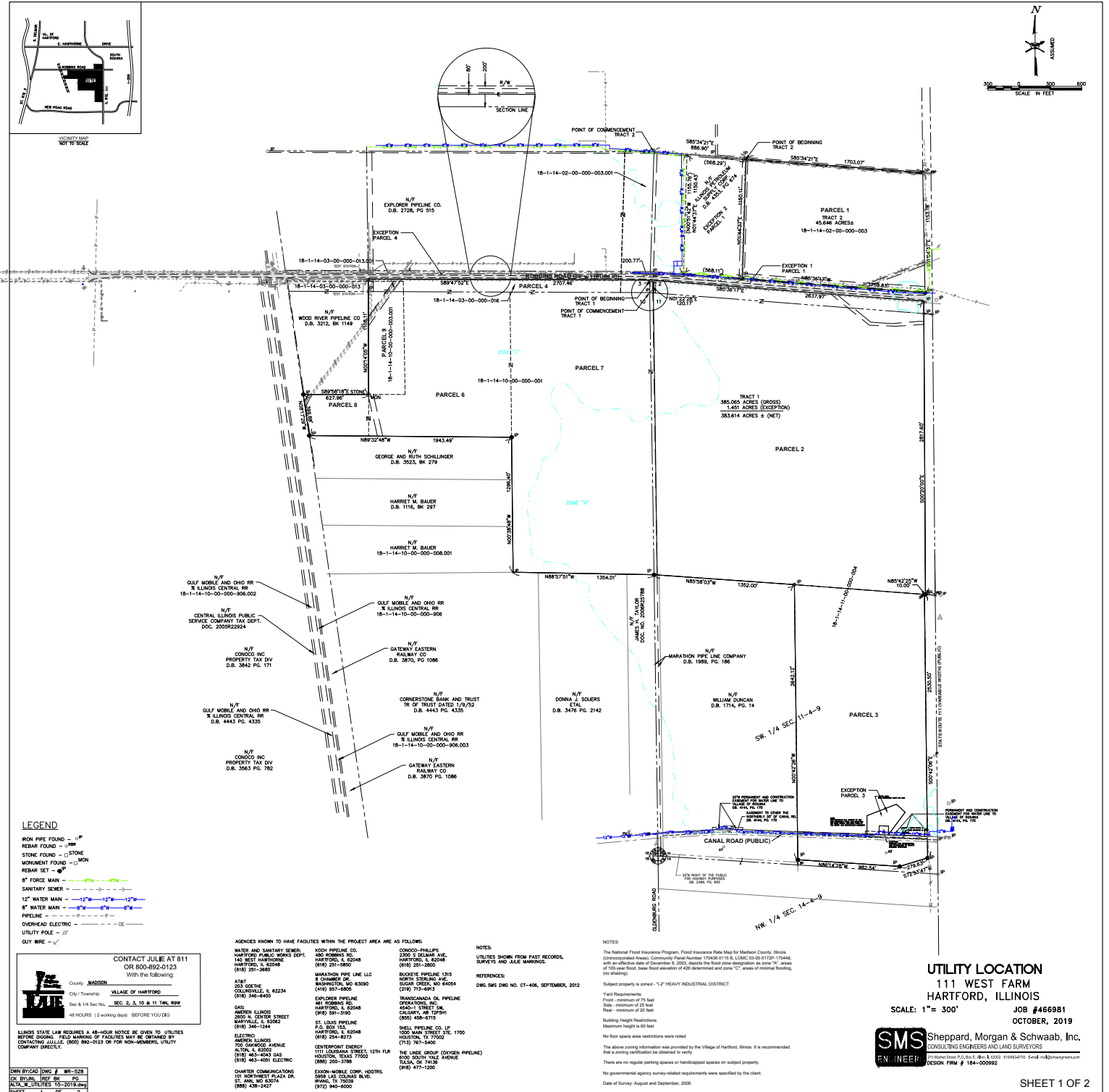
***This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.***

# HARTFORD UTILITY MAPS

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# HARTFORD UTILITY MAPS

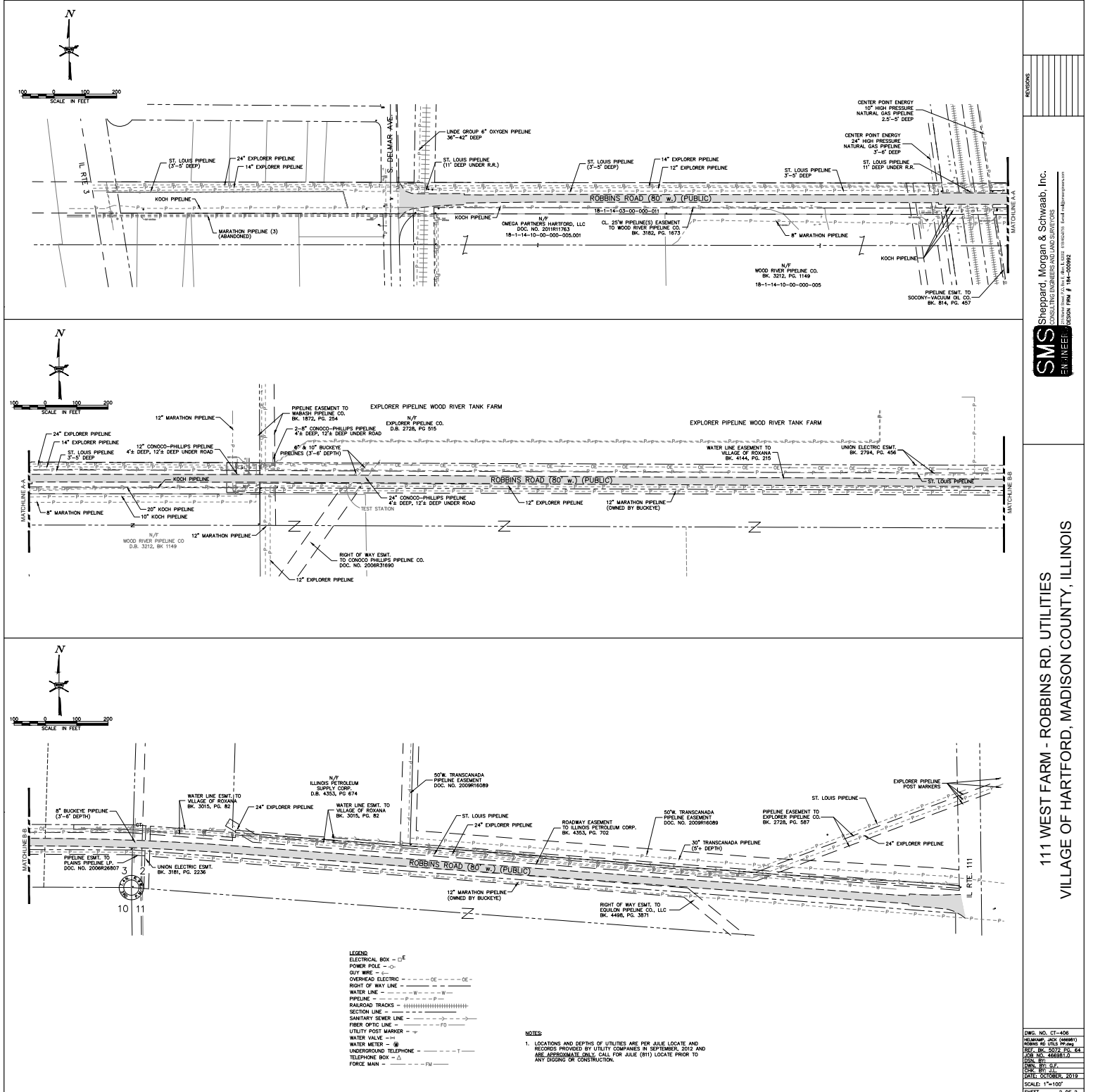
Tracts 1-7 & 13



*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due diligence. No warranty is made about its accuracy.*

# HARTFORD UTILITY MAPS

Tracts 1-7 & 13



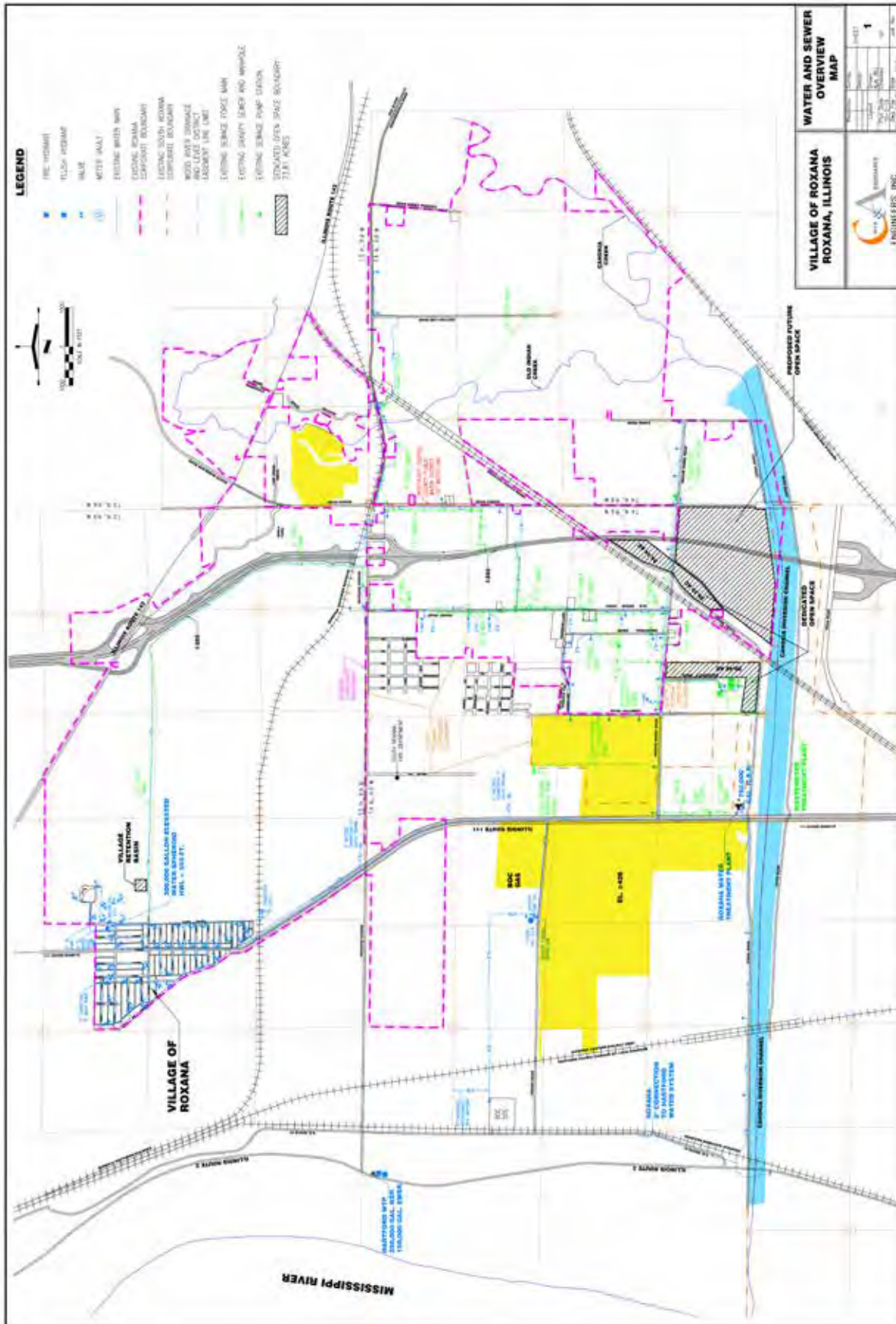
**This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due diligence. No warranty is made about its accuracy.**



# HARTFORD S ROXANA UTILITY MAP

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# HARTFORD UTILITY MAPS



*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due diligence. No warranty is made about its accuracy.*



# **TRANSPORTATION & INCENTIVE INFORMATION**

*This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due dilligence. No warranty is made about its accuracy.*

# TRANSPORTATION & INCENTIVE INFO

## TRANSPORTATION

- The Property is located 2 miles from Interstate 255, 3 miles from Interstate 270 on Illinois Route 111 at a prime central location for multi-modal product transportation. This property is within the St. Louis Metropolitan area and enjoys a close proximity to a number of highways and interstates to include I-70 and I-55.
- The Property is located ½ mile from Route 111 a trucking route.
- The Property is located 1.5 miles from a navigable waterway with a barge loading facility at Hartford, IL Mile 195.6L descending bank of the Mississippi River.
- The site is adjacent to 2 rail lines the Kansas City Southern and the Union Pacific with line agreements in place to enable service. Storage for up to 500 cars can be made available at this site.

## INCENTIVE INFORMATION

- The Property is located in the Riverbend Enterprise Zone.
- The Property is located in the Route #111 TIF District controlled by the Village of Hartford with generous incentives available.

***This information has been provided by third party sources. It is believed to be accurate, but Bidders should verify through their own due diligence. No warranty is made about its accuracy.***

# **FSA INFORMATION**

# FSA INFORMATION

## Tracts 1



United States  
Department of  
Agriculture

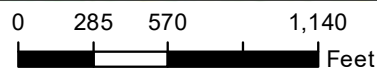
Madison County, Illinois



### Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary  
p1ss\_a\_il\_WMAS



2022 Program Year

Map Created September 17, 2021

### Wetland Determination Identifiers

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

Tract Cropland Total: 393.31 acres

**Farm 7491**  
**Tract 10518**

IL119\_T10518\_B2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA INFORMATION

## Tracts 2-7



United States  
Department of  
Agriculture

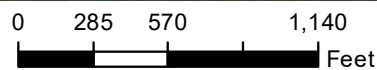
Madison County, Illinois



### Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary  
p1ss\_a\_il\_WMAS



2022 Program Year

Map Created September 17, 2021

### Wetland Determination Identifiers

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

Tract Cropland Total: 393.31 acres

**Farm 7491**  
**Tract 10518**

IL119\_T10518\_B1

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 7

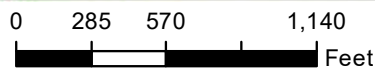


Madison County, Illinois



Common Land Unit

plss\_a\_il\_WMAS



2022 Program Year

Map Created September 17, 2021

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 9.30 acres

Farm 9701  
Tract 11018

IL119\_T11018

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA INFORMATION

Tracts 4 & 13



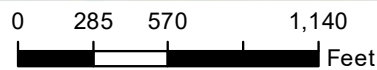
Madison County, Illinois



**Common Land Unit**

- Non-Cropland
- Cropland

Tract Boundary  
plss\_a\_il\_WMAS



2022 Program Year

Map Created September 17, 2021

**Wetland Determination Identifiers**

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

Tract Cropland Total: 393.31 acres

**Farm 7491**  
**Tract 10518**

IL119\_T10518\_A1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA INFORMATION

Tracts 2 & 13



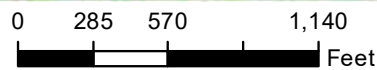
Madison County, Illinois



**Common Land Unit**

- Non-Cropland
- Cropland

Tract Boundary  
p1ss\_a\_il\_WMAS



2022 Program Year

Map Created September 17, 2021

**Wetland Determination Identifiers**

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

Tract Cropland Total: 393.31 acres

**Farm 7491**  
**Tract 10518**

IL119\_T10518\_A2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# FSA INFORMATION

Tracts 14 & 15



United States  
Department of  
Agriculture

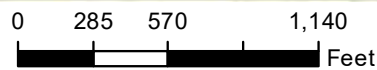
Madison County, Illinois



**Common Land Unit**

- Non-Cropland
- Cropland

Tract Boundary  
plss\_a\_il\_WMAS



2022 Program Year

Map Created September 16, 2021

**Wetland Determination Identifiers**

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

Tract Cropland Total: 34.29 acres

**Farm 880**  
**Tract 1755**

IL119\_T1755

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA INFORMATION

Tracts 8 & 12



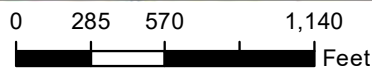
Madison County, Illinois



**Common Land Unit**

- Non-Cropland
- Cropland

Tract Boundary  
plss\_a\_il\_WMAS



2022 Program Year

Map Created September 17, 2021

**Wetland Determination Identifiers**

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

Tract Cropland Total: 135.89 acres

**Farm 7492**  
**Tract 14308**

IL119\_T14308

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA INFORMATION

## Tracts 1-7 & 13

ILLINOIS  
MADISON



United States Department of Agriculture  
Farm Service Agency

FARM : 7491

Prepared : 9/24/21 11:53 AM

Form: FSA-156EZ

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
437.90	393.31	393.31	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	393.31	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	31.54	0.00	103	
Soybeans	361.76	0.00	33	
<b>TOTAL</b>	<b>393.30</b>	<b>0.00</b>		

#### NOTES

Tract Number : 10518

Description : SEC 2, 10 & 11 CHOUTEAU

FSA Physical Location : ILLINOIS/MADISON

ANSI Physical Location : ILLINOIS/MADISON

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : 111 WEST SOUTH LLC, 111 WEST NORTH LLC

Other Producers : None

Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
437.90	393.31	393.31	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	393.31	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

## Tracts 1-7 & 13

ILLINOIS  
MADISON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 7491  
Prepared : 9/24/21 11:53 AM  
Crop Year : 2021

#### DCP Crop Data

Tract 10518 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.54	0.00	103
Soybeans	361.76	0.00	33
<b>TOTAL</b>	<b>393.30</b>	<b>0.00</b>	

#### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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

# FSA INFORMATION

## Tracts 7

**Tract Number** : 11018  
**Description** : SEC 10 CHOUTEAU  
**FSA Physical Location** : ILLINOIS/MADISON  
**ANSI Physical Location** : ILLINOIS/MADISON  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : 111 WEST SOUTH LLC  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
9.30	9.30	9.30	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	9.30	4.70	0.00	0.00	0.00	0.00

Page: 1 of 2

ILLINOIS  
 MADISON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

### Abbreviated 156 Farm Record

**FARM : 9701**  
 Prepared : 9/24/21 11:54 AM  
 Crop Year : 2021

### DCP Crop Data

Tract 11018 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.70	0.00	50
Soybeans	9.30	0.00	31
<b>TOTAL</b>	<b>14.00</b>	<b>0.00</b>	

### NOTES

--

# FSA INFORMATION

## Tracts 8-12

ILLINOIS  
MADISON



United States Department of Agriculture  
Farm Service Agency

FARM : 7492

Prepared : 9/24/21 11:49 AM

Form: FSA-156EZ

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
164.32	135.89	135.89	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	135.89	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	19.50	0.00	72	
Corn	58.91	0.00	120	
Soybeans	52.99	0.00	32	
<b>TOTAL</b>	<b>131.40</b>	<b>0.00</b>		

#### NOTES

--

Tract Number : 14308  
Description : SEC 2 & 11 CHOUTEAU  
FSA Physical Location : ILLINOIS/MADISON  
ANSI Physical Location : ILLINOIS/MADISON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : 111 EAST LLC  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
164.32	135.89	135.89	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	135.89	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

## Tracts 8-12

ILLINOIS  
MADISON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 7492  
Prepared : 9/24/21 11:49 AM  
Crop Year : 2021

#### Tract 14308 Continued ...

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	19.50	0.00	72
Corn	58.91	0.00	120
Soybeans	52.99	0.00	32
<b>TOTAL</b>	<b>131.40</b>	<b>0.00</b>	

#### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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

# FSA INFORMATION

## Tracts 14 & 15

ILLINOIS  
MADISON



United States Department of Agriculture  
Farm Service Agency

FARM : 880

Prepared : 9/24/21 11:43 AM

Form: FSA-156EZ

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
62.46	34.29	34.29	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	34.29	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	16.85	0.00	171	
Soybeans	16.85	0.00	36	
<b>TOTAL</b>	<b>33.70</b>	<b>0.00</b>		

#### NOTES

Tract Number : 1755

Description : SEC 31 FT RUSSELL

FSA Physical Location : ILLINOIS/MADISON

ANSI Physical Location : ILLINOIS/MADISON

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : WANDA ROAD LLC

Other Producers : None

Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
62.46	34.29	34.29	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	34.29	0.00	0.00	0.00	0.00	0.00



# FSA INFORMATION

## Tracts 14 & 15

ILLINOIS  
MADISON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 880  
Prepared : 9/24/21 11:43 AM  
Crop Year : 2021

#### DCP Crop Data

Tract 1755 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	16.85	0.00	171
Soybeans	16.85	0.00	36
<b>TOTAL</b>	<b>33.70</b>	<b>0.00</b>	

#### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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



**PHOTOS**

# PHOTOS

**TRACTS 14 & 15**



**TRACTS 14 & 15**



# PHOTOS

**TRACTS 14 & 15**



**TRACTS 14 & 15**



# PHOTOS

**TRACTS 8-12**



**TRACTS 11 & 12**



# PHOTOS

**TRACTS 11 & 12**



**TRACT 12**



# PHOTOS

**TRACT 12**



**TRACT 12**





# PHOTOS

**TRACTS 8-12**



**TRACT 8**



# PHOTOS

**TRACT 8**



**TRACTS 8 & 12**



# PHOTOS

***TRACTS 10 & 11***



***TRACTS 1 & 2***



# PHOTOS

**TRACTS 1 & 2**



**TRACTS 2-4**



# PHOTOS

**TRACTS 2-7**



**TRACT 13**



# PHOTOS

**TRACT 13**



**TRACTS 2-4, 12 & 13**



# PHOTOS

**TRACTS 5-7**



**TRACT 3 & 4**



# PHOTOS

**TRACT 4**



**TRACTS 2-4**





# PHOTOS

**TRACTS 3 & 4**



**TRACT 1**



# PHOTOS

**TRACTS 2-4**



**TRACTS 2-4**



# PHOTOS

**TRACTS 2-4**



**TRACTS 2-7**



# PHOTOS

**TRACTS 2-7**



**TRACTS 2-7**



# PHOTOS

**TRACTS 5-7**



**TRACTS 5-7**



## 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**

