

INFORMATION

Booklet

LAND AUCTION

181.15±
acres

2 Farms Offered in 3 Tracts

Vermilion County, IL

Monday
December 13
held at the Linden
Banquet Hall, Rantoul, IL ^{Central} at 1:00pm



Productive Cropland

Excellent Hunting

Northeast of Champaign

10± Miles East of Rantoul (Farm A)

12± Miles west of Hoopeston (Farm B)



ONLINE BIDDING
AVAILABLE

800.451.2709 • SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

DEAN RETHERFORD

765-296-8475 • deanretherford@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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Real Estate Auction Registration Forms

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BIDDER PRE-REGISTRATION FORM

MONDAY, DECEMBER 13, 2021

181.15+ ACRES – VERMILION 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,
Fax # 260-244-4431, no later than Monday, December 6, 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
181.15± Acres • Vermilion County, Illinois
Monday, December 13, 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 Monday, December 13, 2021 at 1:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, December 6, 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.

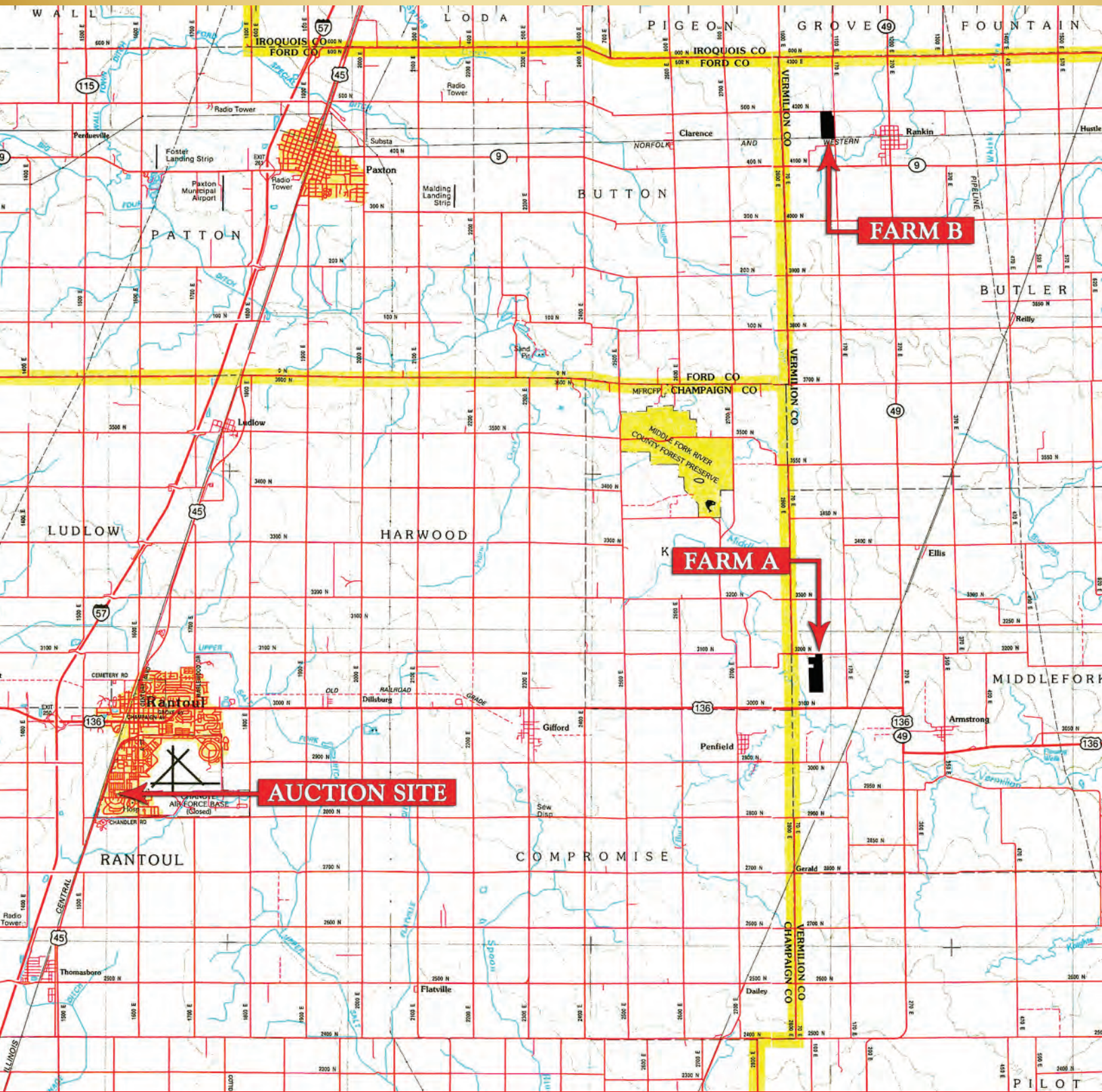


LAND AUCTION
181.15± acres
2 Farms Offered in 3 Tracts
Vermilion County, IL

LOCATION MAP



LOCATION MAP



Directions:

FARM A (TRACTS 1-2): Located approximately 5.5 Miles West of Potomac, IL in Section 34 of Middlefork Township of Vermilion County, IL. This farm is almost on the Champaign County Line with frontage on E 3200N Rd. Take CR N170E north off of St Rd 136 to 3200N Rd and go west 1/2 mile to property.

FARM B (TRACT 3): Located at the corner of CR 4200N and CR N170 in Section 10 of Butler Township in Vermilion County, IL. Property is located 1 mile west of Rankin, IL along CR 4200N.

AUCTION LOCATION: The Linden Banquet Hall, 224 W Wheat Ave, Rantoul, IL 61866. From the intersection of Hwy 45 and Wheat Ave (1.5 miles south of downtown Rantoul) travel east on Wheat Ave 1/5 mile to the Banquet Hall on the South side of the road.



LAND AUCTION

**181.15±
acres**

2 Farms Offered in 3 Tracts

Vermilion County, IL

TRACT MAPS



TRACT MAP

FARM A



Farm A:

TRACT 1: 80± ACRES of almost all cropland in one large block.

TRACT 2: 24.5± ACRES of mostly wooded land with roughly 5 acres of cropland or food plots for expanded hunting potential. Access along the east side of the farm.

TRACT MAP

FARM B



E 4200 N

3

76.65± acres

N 170 E

Farm B:
TRACT 3: 76.65±
ACRES of cropland
with excellent road
frontage.



Auction Terms & Conditions

PROCEDURE: The property will be offered in 3 individual tracts or as separate farms. Tract 3 cannot be combined with Tracts 1 and 2. There will be open bidding during the auction as determined by the Auctioneer.

BUYERS PREMIUM: A 2% Buyers Premium will be added to the final bid price & included in the contract purchase price.

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

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

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

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

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 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, Seller disclaims any & all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

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

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

DISCLAIMER & ABSENCE OF

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

STOCK PHOTOGRAPHY: Deer photo is for illustrative purposes only and are not of the auction property.

OWNER: Brown Pelican Farms LLC and Western Farmland LLC



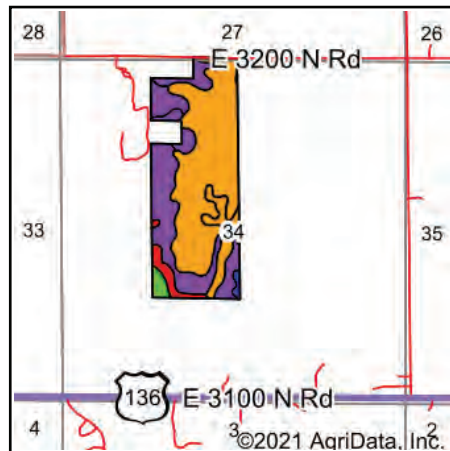
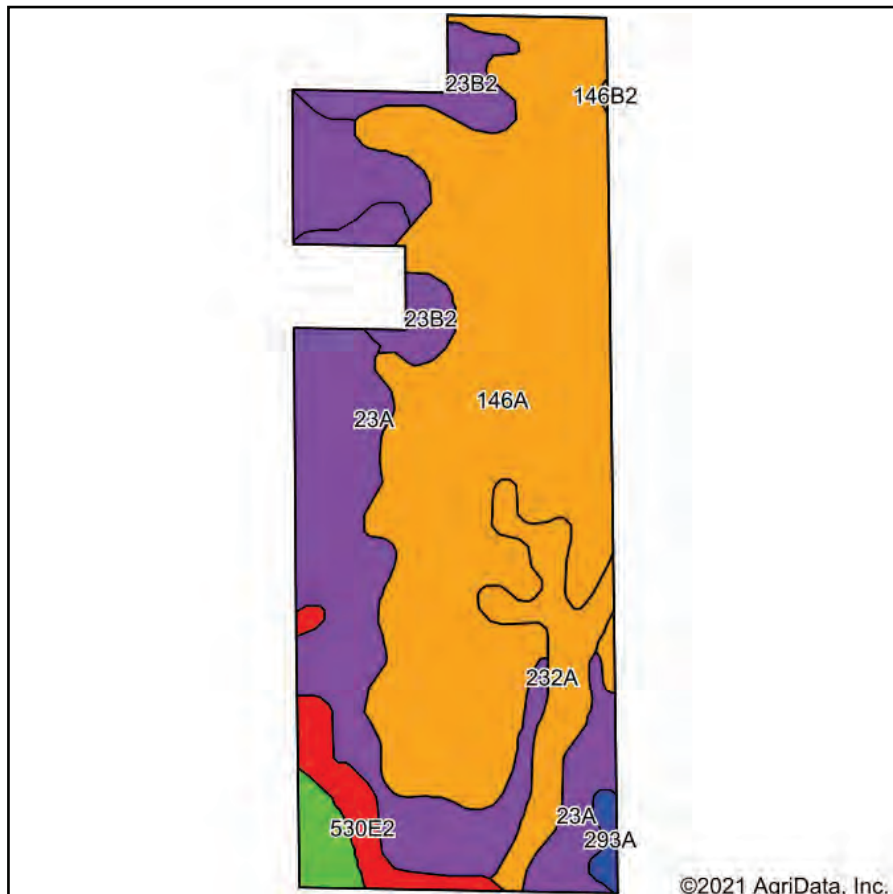
SURVEYS



SOILS MAPS

SOILS MAP

FARM A



State: **Illinois**
 County: **Vermilion**
 Location: **34-22N-14W**
 Township: **Middlefork**
 Acres: **106.07**
 Date: **10/26/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

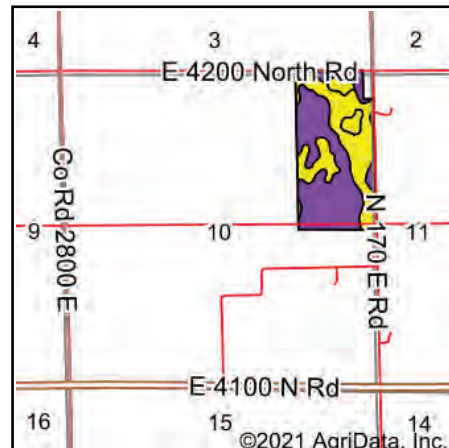
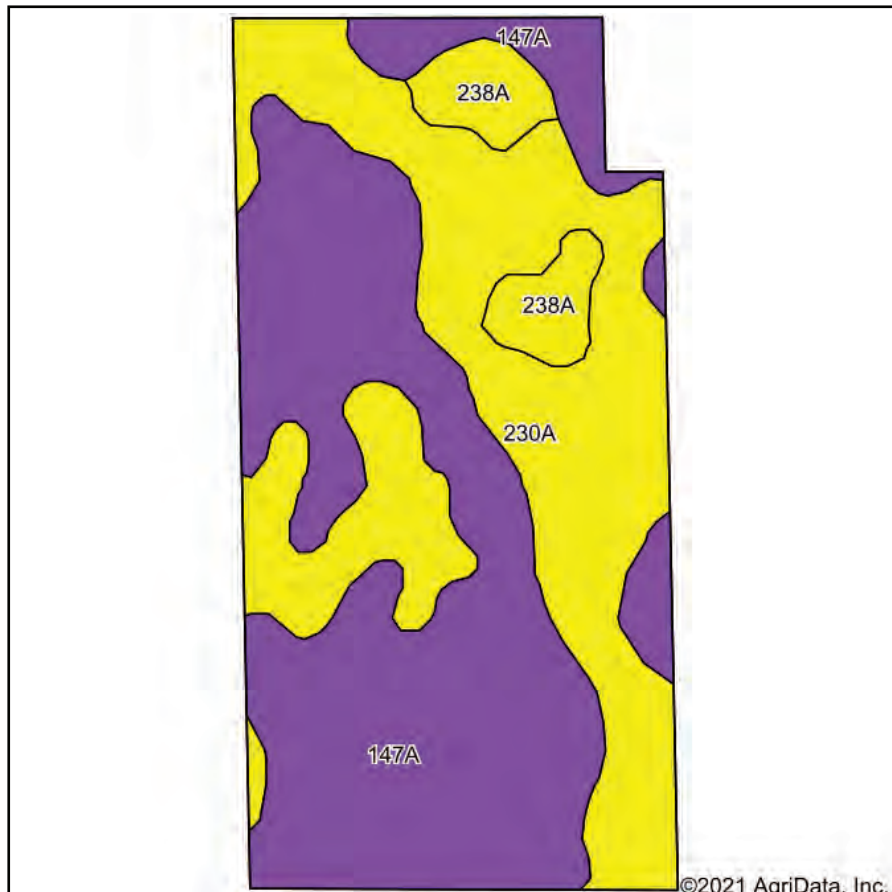
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Area Symbol: IL183, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	56.93	53.7%		FAV	168	55	68	87	0	0.00	5.02	125
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	28.12	26.5%		FAV	139	47	58	65	0	0.00	4.39	105
232A	Ashkum silty clay loam, 0 to 2 percent slopes	7.61	7.2%		FAV	170	56	65	85	0	0.00	5.14	127
**23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	6.56	6.2%		FAV	**132	**45	**55	**62	0	0.00	**4.17	**100
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	3.84	3.6%		FAV	**123	**39	**49	**66	0	**3.08	0.00	**89
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	2.18	2.1%		FAV	189	60	71	98	0	0.00	5.77	139
293A	Andres silt loam, 0 to 2 percent slopes	0.83	0.8%		FAV	184	59	71	97	0	0.00	5.39	135
Weighted Average						157.2	51.9	63.7	79	*.	0.11	4.65	117.4

SOILS MAP

FARM B



State: **Illinois**
 County: **Vermilion**
 Location: **10-23N-14W**
 Township: **Butler**
 Acres: **76.64**
 Date: **11/15/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
147A	Clarence silty clay loam, 0 to 2 percent slopes	40.30	52.6%		UNF	140	49	59	65	0	0.00	4.39	107
230A	Rowe silty clay loam, 0 to 2 percent slopes	31.92	41.6%		FAV	148	49	59	70	0	0.00	4.26	111
238A	Rantoul silty clay, 0 to 2 percent slopes	4.42	5.8%		FAV	144	49	56	64	0	0.00	4.14	109
Weighted Average						143.6	49	58.8	67	*-	0.00	4.32	108.8

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.



LAND AUCTION

181.15±
acres

2 Farms Offered in 3 Tracts

Vermilion County, IL

FSA INFORMATION

FSA INFORMATION

FARM A

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 13822
Prepared : 2/24/21 2:32 PM
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 :
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
108.35	87.32	87.32	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	87.32	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.10	0.00	82	
Corn	65.90	0.00	128	
Soybeans	21.30	0.00	42	0

TOTAL **87.30** **0.00**

NOTES

Tract Number : 14105

Description : Verm Co Sec 34 T22N-R14W
FSA Physical Location : ILLINOIS/VERMILION
ANSI Physical Location : ILLINOIS/VERMILION
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 : BROWN PELICAN FARMS LLC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
108.35	87.32	87.32	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	87.32	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

FARM A

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13822
Prepared : 2/24/21 2:32 PM
Crop Year : 2021

Tract 14105 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.10	0.00	82
Corn	65.90	0.00	128
Soybeans	21.30	0.00	42
TOTAL	87.30	0.00	

NOTES

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FSA INFORMATION

FARM A



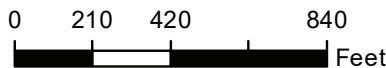
Champaign County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
p1ss_a_il_WMAS



2021 Program Year
Map Created November 23, 2020

Wetland Determination Identifiers

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

Tract Cropland Total: 87.32 acres

Farm 13822
Tract 14105

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FSA INFORMATION

FARM B

FARM: 12353

Illinois
Vermilion

U.S. Department of Agriculture
Farm Service Agency

Prepared: 3/4/21 8:15 AM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

Operator Name	Farm Identifier	Recon Number
		2019 - 51

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
71.17	71.17	71.17	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	71.17	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.2	53	0.00
CORN	28.9	113	0.00
SOYBEANS	20.5	38	0.00
Total Base Acres:	51.6		

Tract Number: 12278 **Description:** VERMILION CO. SEC 10 BUTLER WEST

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

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Wetland determinations not complete

2019- 50

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
71.17	71.17	71.17	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	71.17	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.2	53	0.00
CORN	28.9	113	0.00

FSA INFORMATION

FARM B

Illinois
Vermilion

U.S. Department of Agriculture
Farm Service Agency

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

FARM: 12353

Prepared: 3/4/21 8:15 AM

Crop Year: 2021

Page: 2 of 2

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	20.5	38	0.00
Total Base Acres:	51.6		

Owners: WESTERN FARMLAND LLC

Other Producers: None

FSA INFORMATION

FARM B



United States
Department of
Agriculture

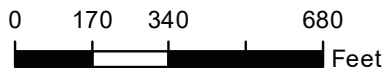
Vermilion County, Illinois



Common Land Unit

plss_a_il_WMAS

- Cropland
- Tract Boundary



2021 Program Year

Map Created November 24, 2020

Wetland Determination Identifiers

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

Tract Cropland Total: 71.17 acres

Farm 12353
Tract 12278

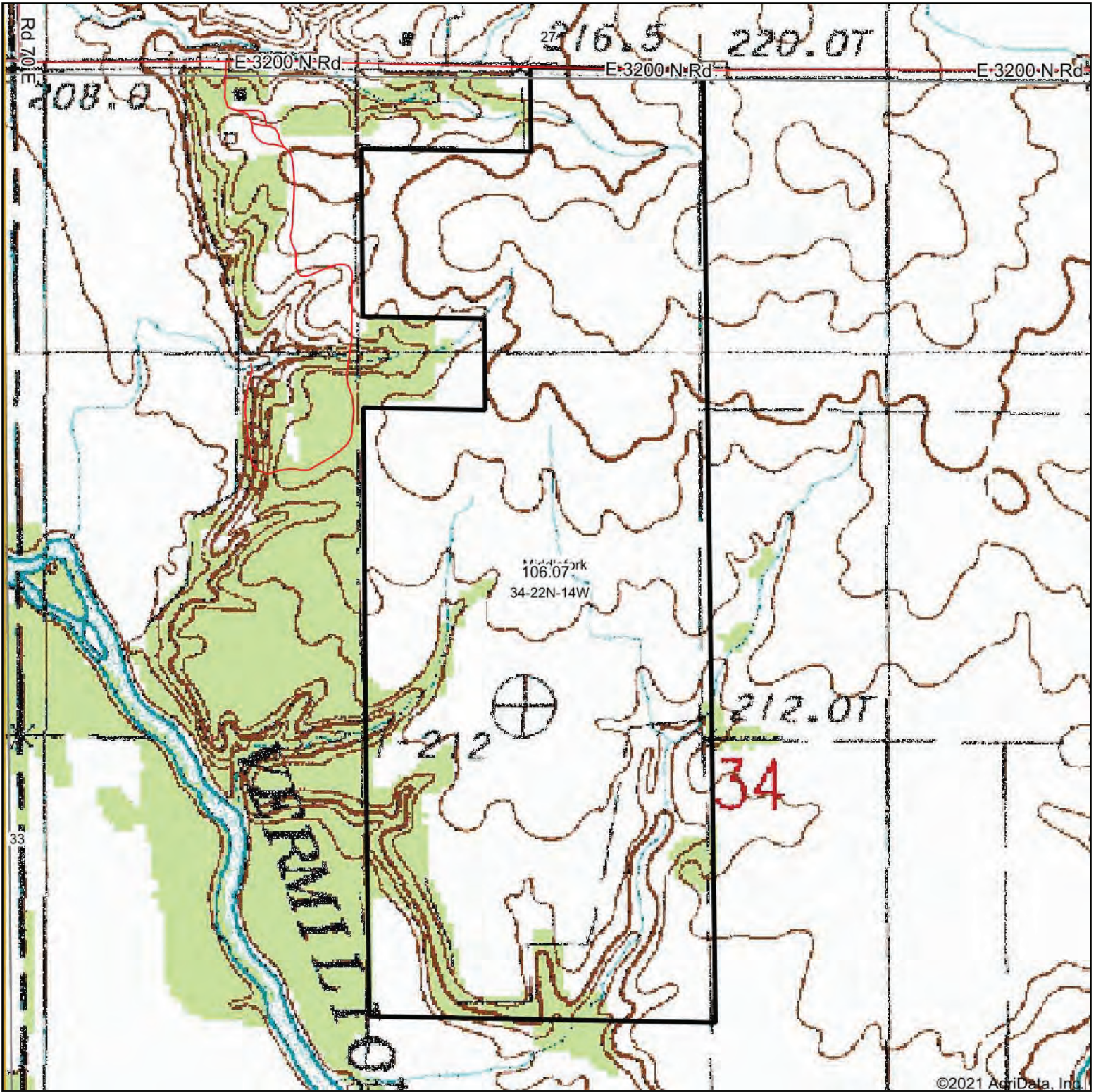
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TOPOGRAPHY MAPS

TOPOGRAPHY MAP

FARM A



map center: 40° 19' 21.64, -87° 55' 22.45



34-22N-14W
Vermilion County
Illinois

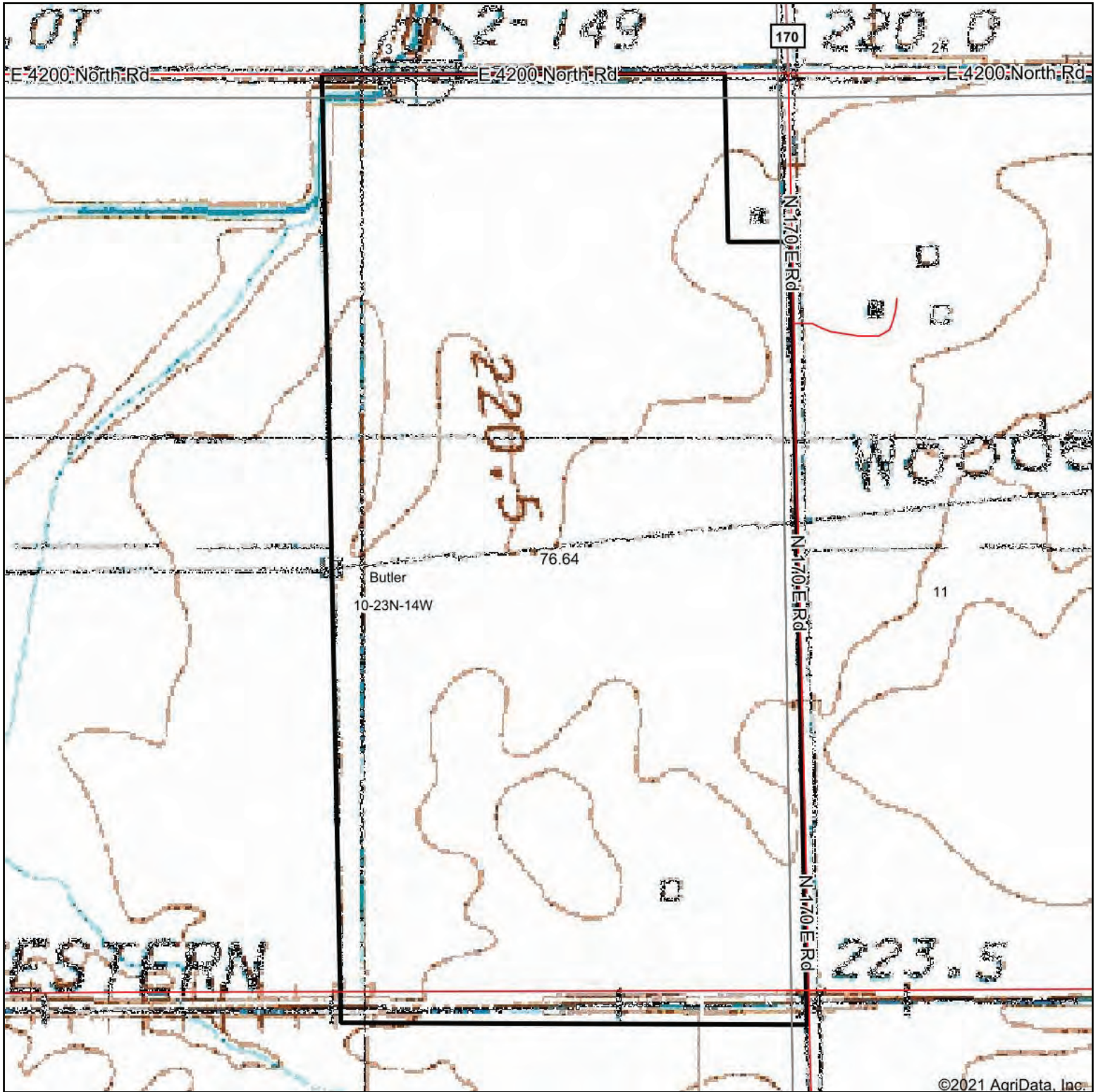


10/26/2021



TOPOGRAPHY MAP

FARM B



map center: 40° 28' 5.24, -87° 55' 5.83



10-23N-14W
Vermilion County
Illinois



11/15/2021





LAND AUCTION

181.15±
acres

2 Farms Offered in 3 Tracts

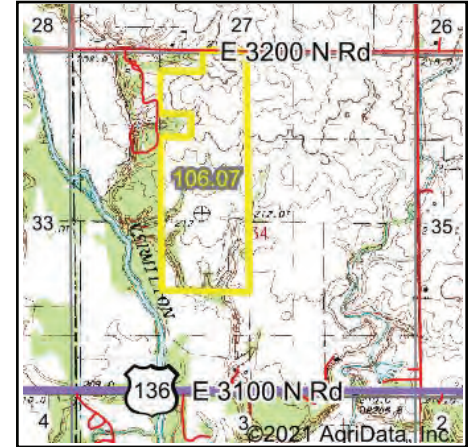
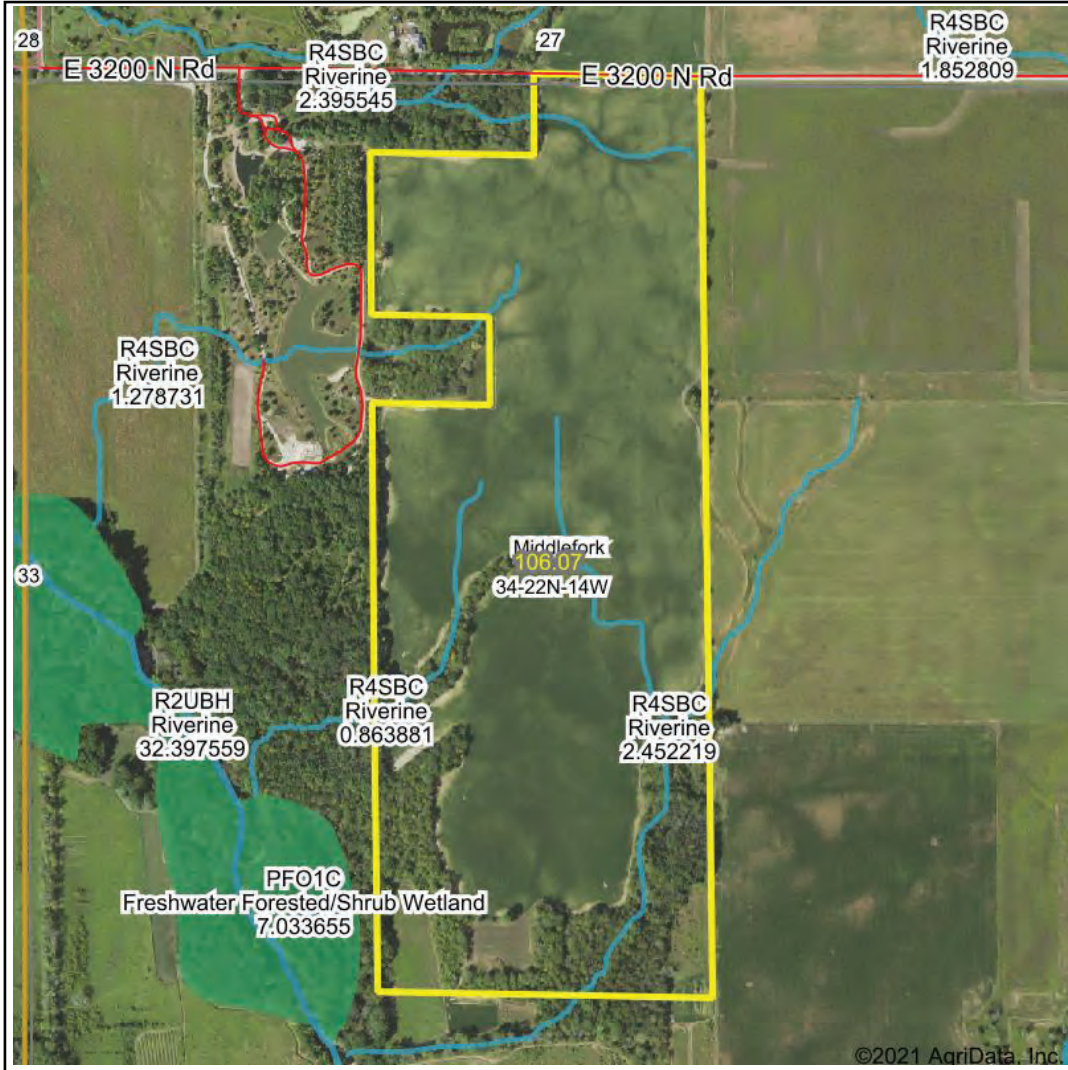
Vermilion County, IL

WETLANDS MAPS



WETLANDS MAP

FARM A

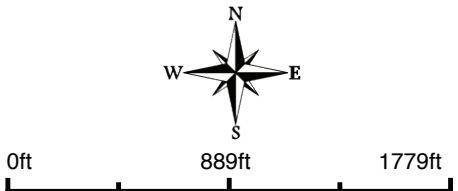


State: **Illinois**
 Location: **34-22N-14W**
 County: **Vermilion**
 Township: **Middlefork**
 Date: **10/26/2021**



Maps Provided By:

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

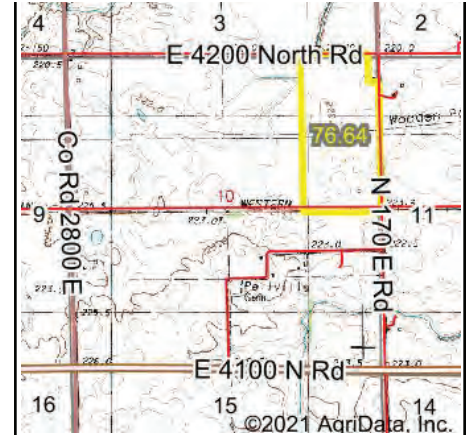


Classification Code	Type	Acres
R4SBC	Riverine	2.31
Total Acres		2.31

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

WETLANDS MAP

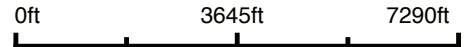
FARM B



State: **Illinois**
 Location: **10-23N-14W**
 County: **Vermilion**
 Township: **Butler**
 Date: **11/15/2021**



Maps Provided By:



Classification Code	Type	Acres
R5UBH	Riverine	0.16
Total Acres		0.16

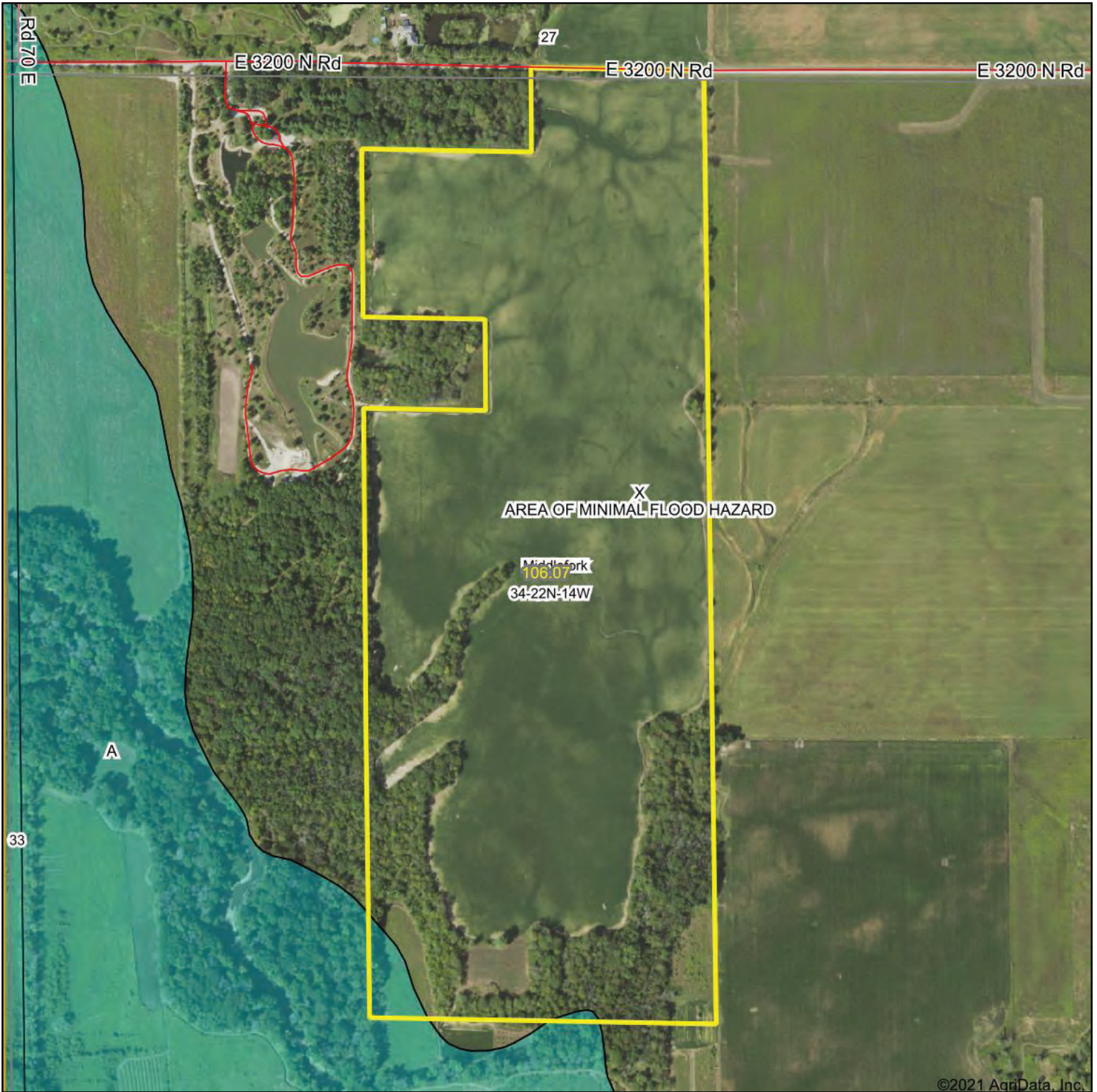
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



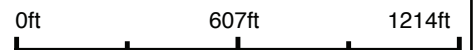
FLOOD ZONE MAPS

FLOOD ZONE MAP

FARM A



Map Center: 40° 19' 21.64, -87° 55' 22.45



34-22N-14W
Vermilion County
Illinois



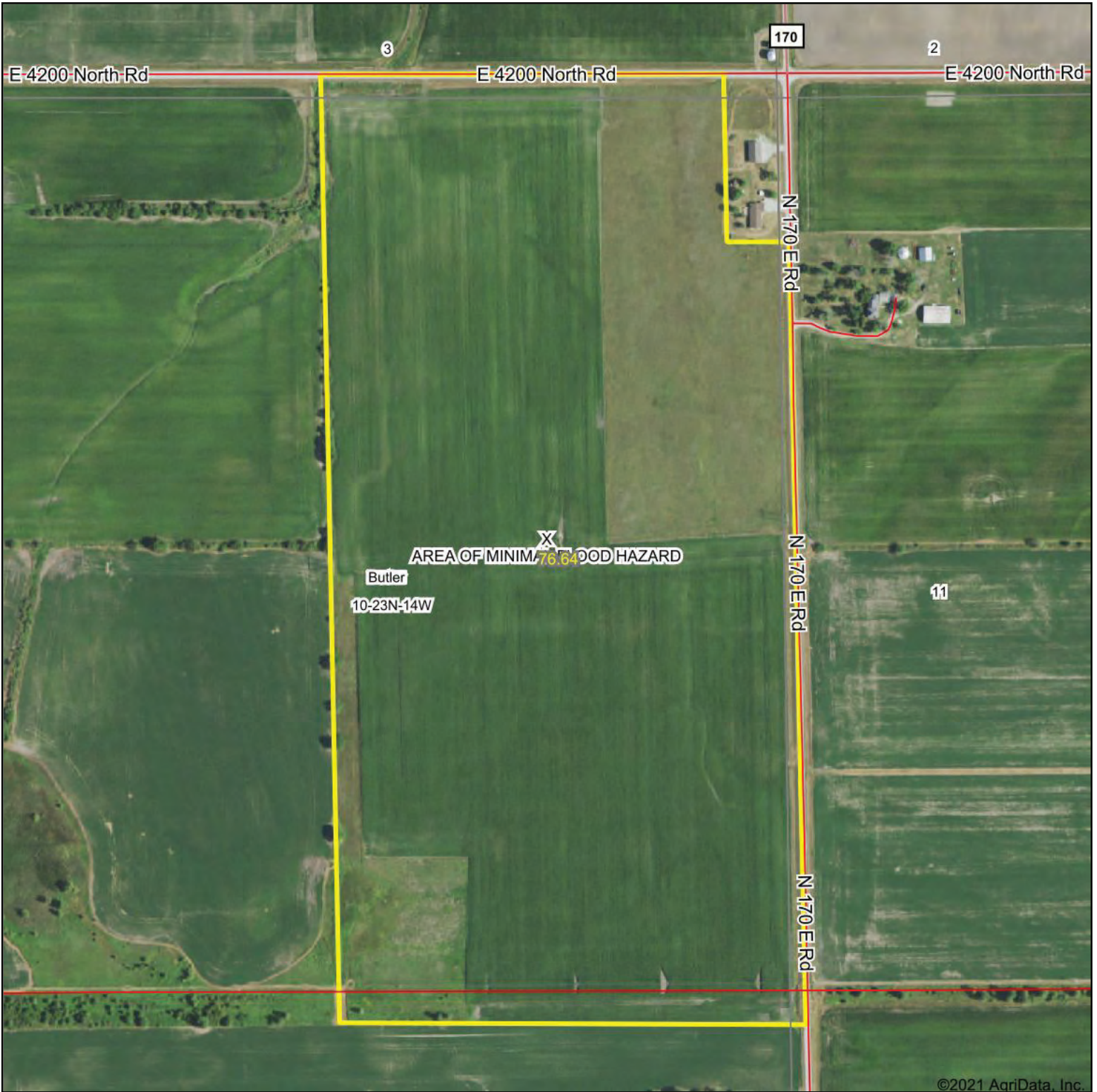
10/26/2021

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA

FLOOD ZONE MAP

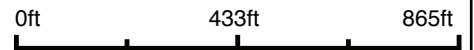
FARM B



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Map Center: 40° 28' 5.24, -87° 55' 5.83



10-23N-14W
Vermilion County
Illinois



11/15/2021



Flood related information provided by FEMA



181.15±
acres
2 Farms Offered in 3 Tracts
Vermilion County, IL

TAX STATEMENTS



TAX STATEMENTS

FARM A

P.I.N Number
06-34-100-003

Tract Number
MDFK0852AA

Darren Duncan, County Treasurer / Tax Collector
2020 VERMILION COUNTY REAL ESTATE TAXES

Date Printed: 4/15/2021
46164
0021

Tax Code
MF001

Assessed Value x	Multiplier =	Eq. Val -	Exemptions =	Taxable Value x	Total Tax Rate +	Drainage -	Enterprise Zone =	TOTAL TAX DUE
26,523	1.0000	26,523	0	26,523	8.29119	\$0.00	\$0.00	\$2,199.08

Eq 77 Value 15,200

Exemptions

Fair Market Value	Prior Sale	Owner Occupied	Freeze Amount	Senior Citizen	Disabled	Forfeited	1st Installment
						NO	\$1,099.54
							2nd Installment
							\$1,099.54

Assessed To

000111-233

Acreage

104.09

Property Description

EX N330'W662' & S356'N1342'W476', E2 NW4 & E 33A
NE CR SW4 34 22 14

BROWN PELICAN FARM LLC
% HANCOCK FARMLAND SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874-8816

Property Address

	2019 Amount	Taxing District	Rate	2020 Amount	Pension	Amount Change	Library
1st Installment Receipt	29.51	Conservation District	0.12443	33.00	2.44	3.49	0.00
	348.08	Vermilion County	1.48861	394.84	64.48	46.76	0.00
	606.18	Armstrong 61	2.34979	623.23	14.42	17.05	0.00
	127.00	Blue Grass Fire	0.52662	139.68	0.00	12.68	0.00
	543.44	High School 225	2.19713	582.74	13.24	39.30	0.00
	145.43	DACC 507	0.61362	162.75	0.00	17.32	0.00
	9.32	Middlefork/Pilot MTA	0.03763	9.98	0.00	0.66	0.00
	117.35	Middlefork Township	0.46152	122.41	0.00	5.06	0.00
	124.99	Middlefork Road & Bridge	0.49184	130.45	5.74	5.46	0.00
		2,051.30	Totals	8.29119	2,199.08	100.32	147.78

2nd
Installment
Receipt

SAVOY

MAY 03 2021

1st
Installment
Due
06/11/2021

2nd
Installment
Due
09/03/2021

Registration #: 131816

2020 VERMILION COUNTY REAL ESTATE TAXES

P.I.N Number 06-34-100-003	Tract Number MDFK0852AA	Total Tax \$2,199.08	2nd Installment Due 09/03/2021	2nd Installment Amount \$1,099.54
-------------------------------	----------------------------	-------------------------	-----------------------------------	--------------------------------------

Property Address: BROWN PELICAN FARM, LLC
% HANCOCK FARMLAND SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874

Make checks payable to:
Vermilion County Treasurer
P.O. Box 730
Danville, IL 61834

Interest _____ Cost _____
Total _____


Make Checks Payable to:
VERMILION COUNTY TREASURER

Return this coupon with your payment
Bring whole statement when paying in person.

2

ND
INSTALLMENT
DELINQUENT
IF UNPAID AFTER

09/03/2021

0634100003200000000021990800000000109954

2020 VERMILION COUNTY REAL ESTATE TAXES

P.I.N Number 06-34-100-003	Tract Number MDFK0852AA	Total Tax \$2,199.08	1st Installment Due 06/11/2021	1st Installment Amount \$1,099.54
-------------------------------	----------------------------	-------------------------	-----------------------------------	--------------------------------------

Property Address: BROWN PELICAN FARM, LLC
% HANCOCK FARMLAND SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874

Make checks payable to:
Vermilion County Treasurer
P.O. Box 730
Danville, IL 61834

Interest _____ Cost _____
Total _____


Make Checks Payable to:
VERMILION COUNTY TREASURER

Return this coupon with your payment
Bring whole statement when paying in person.

1

ST
INSTALLMENT
DELINQUENT
IF UNPAID AFTER

06/11/2021

0634100003100000000021990800000000109954

TAX STATEMENTS

FARM B

P.I.N Number 01-10-200-002 Tract Number BTLR0340 **Darren Duncan, County Treasurer / Tax Collector**
2020 VERMILION COUNTY REAL ESTATE TAXES Date Printed: 4/15/2021 Tax Code BT008

Assessed Value x Multiplier = Eq. Val - Exemptions = Taxable Value x Total Tax Rate + Drainage - Enterprise Zone = **TOTAL TAX DUE**
 17,205 1.0000 17,205 0 17,205 8.92793 \$0.00 \$0.00 **\$1,536.06**

Eq 77 Value 13,338 Exemptions 1st Installment \$768.03
 Fair Market Value Prior Sale Owner Occupied Freeze Amount Senior Citizen Disabled Forfeited NO 2nd Installment \$768.03

Assessed To 023633-24934 Acreage 78.15 Property Description EX N467'E173'E2 NE4 10' SAVOY FORM RR PROP 100'STRP S & ADJ
 % HANCOCK FARMLAND SERVICES 1803 WOODFIELD DR STE B SAVOY IL 61874-8816 MAY 03 2021

Property Address

2019 Amount	Taxing District	Rate	2020 Amount	Pension	Amount Change	Library
18.33	Conservation District	0.12443	21.41	1.58	3.08	0.00
216.17	Vermilion County	1.48861	256.12	41.82	39.95	0.00
61.97	Rankin Fire	0.41210	70.90	0.00	8.93	0.00
90.33	DACC 507	0.61362	105.57	0.00	15.24	0.00
26.86	Hoopeston Library	0.16013	27.55	4.35	0.69	0.00
19.86	Grant/Butler MTA	0.13558	23.33	0.00	3.47	0.00
73.53	Butler Township	0.45513	78.31	0.00	4.78	0.00
87.84	Butler Road & Bridge	0.55271	95.09	0.00	7.25	0.00
741.15	Hoopeston Unit 11	4.98562	857.78	82.12	116.63	0.00
1,336.04	Totals	8.92793	1,536.06	129.87	200.02	0.00

1st Installment Due 06/11/2021

2nd Installment Due 09/03/2021

Registration #: 192202

DO NOT FOLD OR STAPLE

2020 VERMILION COUNTY REAL ESTATE TAXES

P.I.N Number 01-10-200-002	Tract Number BTLR0340	Total Tax \$1,536.06	2nd Installment Due 09/03/2021	2nd Installment Amount \$768.03
-------------------------------	--------------------------	-------------------------	-----------------------------------	------------------------------------

Property Address: WESTERN FARMLAND, LLC
 % HANCOCK FARMLAND SERVICES
 1803 WOODFIELD DR STE B
 SAVOY IL 61874

Make checks payable to: Vermilion County Treasurer
 P.O. Box 730
 Danville, IL 61834

Interest _____ Cost _____
 Total _____

2 ND INSTALLMENT DELINQUENT IF UNPAID AFTER 09/03/2021

Make Checks Payable to: VERMILION COUNTY TREASURER Return this coupon with your payment Bring whole statement when paying in person.

01102000022000000000153606000000000076803

DO NOT FOLD OR STAPLE

2020 VERMILION COUNTY REAL ESTATE TAXES

P.I.N Number 01-10-200-002	Tract Number BTLR0340	Total Tax \$1,536.06	1st Installment Due 06/11/2021	1st Installment Amount \$768.03
-------------------------------	--------------------------	-------------------------	-----------------------------------	------------------------------------

Property Address: WESTERN FARMLAND, LLC
 % HANCOCK FARMLAND SERVICES
 1803 WOODFIELD DR STE B
 SAVOY IL 61874

Make checks payable to: Vermilion County Treasurer
 P.O. Box 730
 Danville, IL 61834

Interest _____ Cost _____
 Total _____

1 ST INSTALLMENT DELINQUENT IF UNPAID AFTER 06/11/2021

Make Checks Payable to: VERMILION COUNTY TREASURER Return this coupon with your payment Bring whole statement when paying in person.

01102000021000000000153606000000000076803



181.15±
acres
2 Farms Offered in 3 Tracts
Vermilion County, IL

PROPERTY PHOTOS



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3





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