

Iroquois County, Illinois

# Land AUCTION >> 160±

6± Miles North of Watseka • 5± Miles Southeast of Martinton

*acres*


Offered in 3 Tracts  
or Any Combinations

Tracts Ranging from 39± to 82± Acres

- Productive Soils
- Nearly All Tillable
- 158.93 Cropland Acres per FSA
- Square 160± - One Field
- Ditch on Northeast Boundary

## Information BOOKLET

Thursday, February 13 • 11am *Central*

at Watseka Elks Lodge No. 1791, Watseka, IL  Online Bidding Available

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)



## *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.

**Owner:** The First Trust and Savings Bank, as Successor Trustee of the Laura Reynolds Barwick Testamentary Trust

**AUCTION  
MANAGER**

**Matt Wiseman • 219.689.4373 (cell)**



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

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# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, FEBRUARY 13, 2025**

**160± ACRES – IROQUOIS 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 Thursday, February 6, 2025.  
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**  
**160± Acres • Iroquois County, Illinois**  
**Thursday, February 13, 2025**

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

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

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

1. My name and physical address is as follows:

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

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, February 13, 2025 at 11:00 AM (CST).
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; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, February 6, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

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

\_\_\_\_\_  
Date

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

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

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

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

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

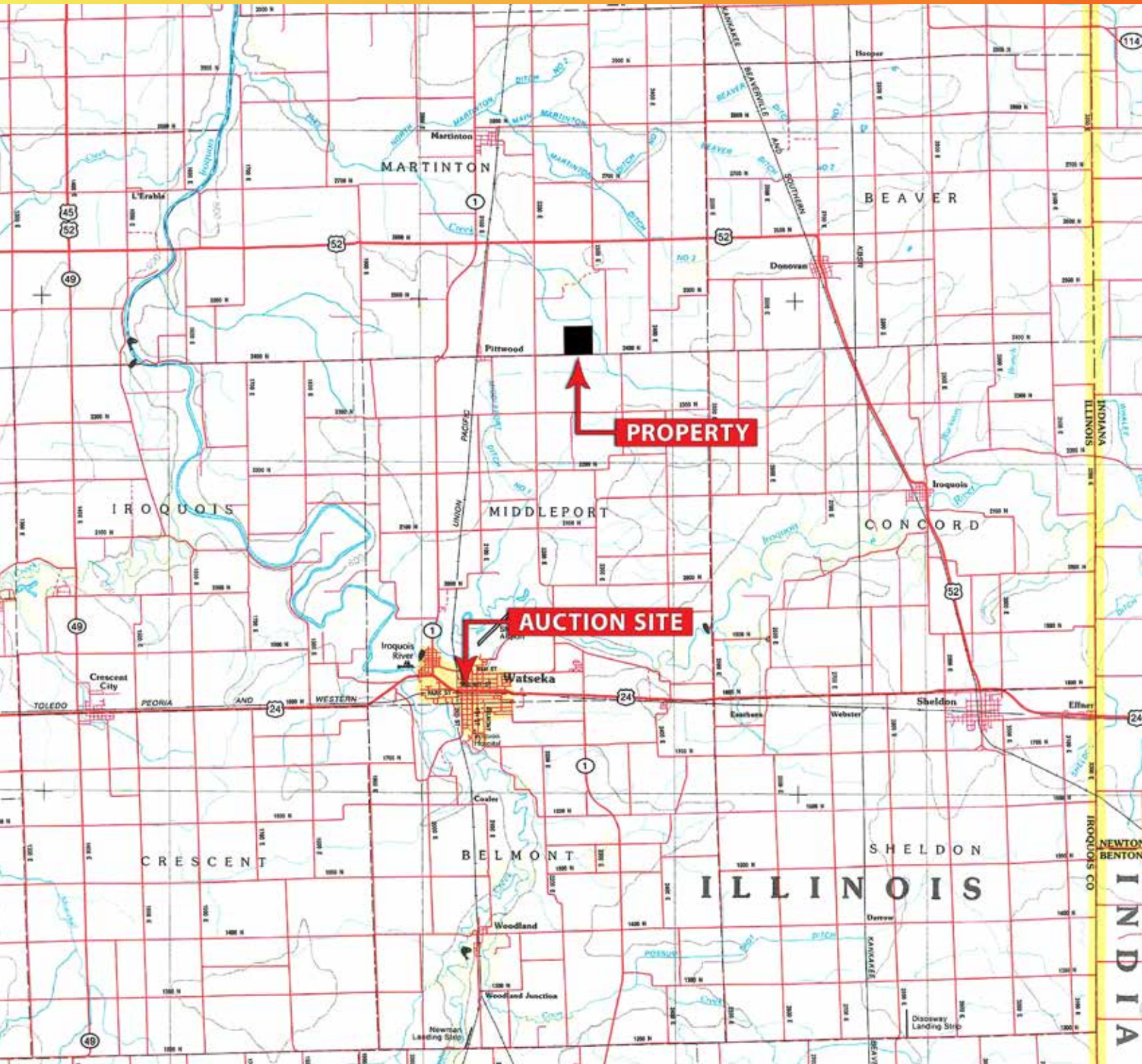




# **LOCATION MAP**



# LOCATION MAP



**AUCTION LOCATION:** Watseka Elks Lodge No. 1791 – 111 N 3rd St, Watseka, IL 60970. *From downtown Watseka at the intersection of Walnut St (US 24) and 5th St (CVS on Northeast Corner):* go west on Walnut St (US 24) for 2 blocks to 3rd St. Go north on 3rd St for 1/2 block to auction site on the west side of the street.

**PROPERTY LOCATION:** *From the west side of Watseka at the west junction of US 24 and IL 1:* take IL 1 north approximately 5-1/2 miles to 2400 N Rd (Pittwood Rd). Go east on 2400 N Rd for 2.1 miles to Tract 3 on the north side of the road. Continue east for Tracts 2 and 1. *From the junction of US 52 and IL 1:* about 1-1/2 miles south of Martinton: go south on IL 1 for approximately 2.2 miles to 2400 N Rd (Pittwood Rd). Go east on 2400 N Rd for 2.1 miles to Tract 3 on the north side of the road.



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.



# **TRACT MAP**



# TRACT MAP



**INSPECTION DATES**  
2:00 - 4:00pm Central  
Meet a Schrader representative  
at the property on 2400 N Rd.

Thursday, January 23  
Thursday, January 30  
Monday, February 3



# **TRACT DESCRIPTIONS**



# Land AUCTION > 160±

6± Miles North of Watseka • 5± Miles Southeast of Martinton

*acres*  
Offered in 3 Tracts  
or Any Combinations

**TRACT 1: 82± acres:** Productive farmland that is nearly all tillable except for the ditch in the northeast corner and road on the south side. Nearly half of this tract is comprised of highly productive Selma loam and La Hogue loam soils. Borders ditch providing drainage outlet. Frontage on 2400 N Rd.

**TRACT 2: 39± acres:** Productive farmland that is nearly all tillable except for the road on the south side. Frontage on 2400 N Rd.

**TRACT 3: 39± acres:** Productive farmland that is nearly all tillable except for the road on the south side. Frontage on 2400 N Rd.

**REAL ESTATE TAXES:** 2023 payable 2024 (1 Tax PIN): \$4,749.64 (Includes \$480.00 Drainage)

FSA INFORMATION		
Cropland 158.93 acres		
Crop	Base	PLC Yield
Corn	78.4 ac.	166 bu.
Soybeans	77.6 ac.	47 bu.

YIELD PER ACRE 2017-2024*			
YEAR	CORN	YEAR	SOYBEANS
2017	224 bu.	2018	57 bu.
2019	194 bu.	2020	54 bu.
2021	194 bu.	2022	54 bu.
2023	244 bu.	2024	55 bu.

\* Per the First Trust and Savings Bank Representative

**NOTE:** The First Trust and Savings Bank is pleased to announce that the sale of this farm will provide for the continuation of the Reynolds-Barwick Scholarship Fund, which provides scholarships to local students.

For qualified borrowers, special financing is available through The First Trust & Savings Bank.

## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 160 ± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

**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, and are capable of paying cash at closing.

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

**DEED:** Seller shall provide a Trustee's Deed(s) sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession will be delivered at closing subject to rights of tenant for the 2024 crop.

**REAL ESTATE TAXES:** Seller shall pay all 2024 real estate taxes due and payable in 2025. Buyer shall assume any taxes thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

**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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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.

**EASEMENTS:** Subject to any and all existing easements.

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

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.

**Owner: The First Trust and Savings Bank, as Successor Trustee of the Laura Reynolds Barwick Testamentary Trust**

**Auction Manager:**

**Matt Wiseman**  
219.689.4373 (cell)

**800.451.2709**

**SchraderAuction.com**





# **FSA INFORMATION**



# FSA INFORMATION

ILLINOIS  
IROQUOIS  
Form: FSA-156EZ




United States Department of Agriculture  
Farm Service Agency

FARM : 5118  
Prepared : 12/23/24 10:43 AM CST  
Crop Year : 2025

See Page 5 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

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

**PARTIALLY REDACTED  
INCLUDES LAND THAT IS NOT  
PART OF THE AUCTION**

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
556.58	548.94	548.94	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	548.94	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

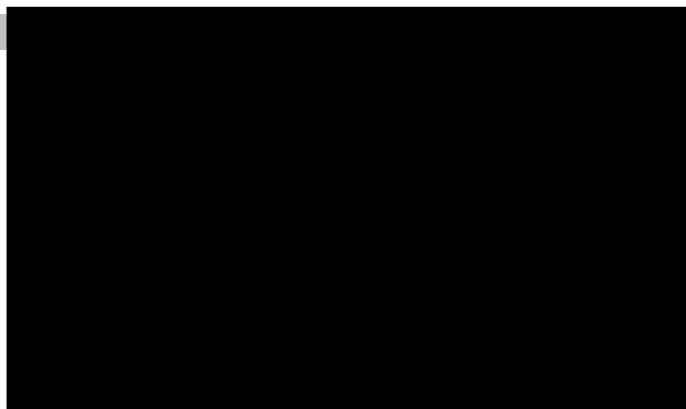
### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	270.20	0.00	166	0
Soybeans	267.80	0.00	47	0
<b>TOTAL</b>	<b>538.00</b>	<b>0.00</b>		

### NOTES

### Tract Number

Description  
FSA Physical Location  
ANSI Physical Location  
BIA Unit Range Number  
HEL Status  
Wetland Status  
WL Violations  
Owners  
Other Producers  
Recon ID



### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
							



# FSA INFORMATION

ILLINOIS  
IROQUOIS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5118  
Prepared : 12/23/24 10:43 AM CST  
Crop Year : 2025

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
■	■	■	■	■	■	■	■

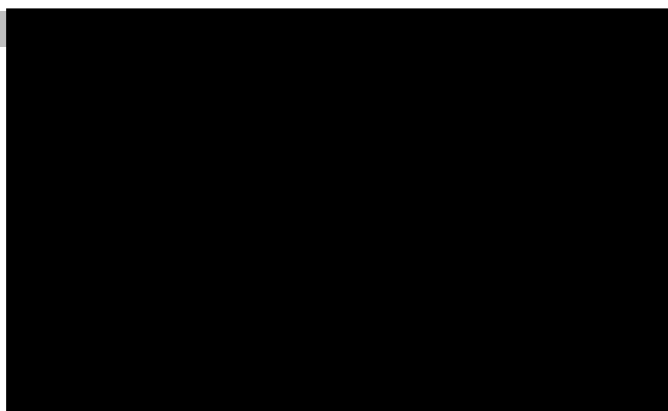
### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	■	■	■
Soybeans	■	■	■
<b>TOTAL</b>	■	■	

### NOTES

#### Tract Number

Description  
FSA Physical Location  
ANSI Physical Location  
BIA Unit Range Number  
HEL Status  
Wetland Status  
WL Violations  
Owners  
Other Producers  
Recon ID



### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
■	■	■	■	■	■	■	■
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
■	■	■	■	■	■	■	■

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	■	■	■
Soybeans	■	■	■
<b>TOTAL</b>	■	■	

### NOTES

# FSA INFORMATION

ILLINOIS  
IROQUOIS  
Form: FSA-156EZ

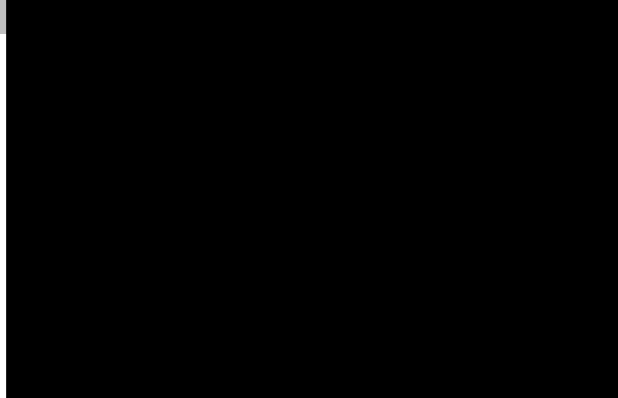


United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5118  
Prepared : 12/23/24 10:43 AM CST  
Crop Year : 2025

Tract Number  
Description  
FSA Physical Location  
ANSI Physical Location  
BIA Unit Range Number  
HEL Status  
Wetland Status  
WL Violations  
Owners  
Other Producers  
Recon ID



### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
█	█	█	█	█	█	█	█
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
█	█	█	█	█	█	█	█

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	█	█	█
Soybeans	█	█	█
<b>TOTAL</b>	█	█	

### NOTES

Tract Number : 4047

Description : E MARTINTON SEC 34  
 FSA Physical Location : ILLINOIS/IROQUOIS  
 ANSI Physical Location : ILLINOIS/IROQUOIS  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : REYNOLDS & BARWICK SCHOLARSHIP FUND  
 Other Producers : █  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.93	158.93	158.93	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

ILLINOIS  
IROQUOIS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5118  
Prepared : 12/23/24 10:43 AM CST  
Crop Year : 2025

### Tract 4047 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.93	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	78.40	0.00	166
Soybeans	77.60	0.00	47
<b>TOTAL</b>	<b>156.00</b>	<b>0.00</b>	

### NOTES

### Tract Number

Description

FSA Physical Location

ANSI Physical Location

BIA Unit Range Number

HEL Status

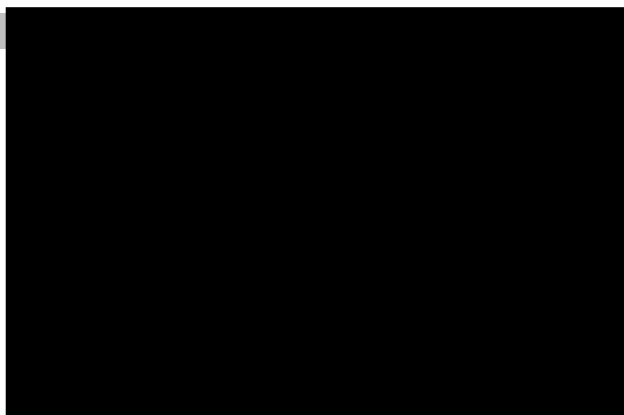
Wetland Status

WL Violations

Owners

Other Producers

Recon ID



### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
■	■	■	■	■	■	■	■
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
■	■	■	■	■	■	■	■

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	■	■	■
Soybeans	■	■	■
<b>TOTAL</b>	<b>■</b>	<b>■</b>	

### NOTES

# FSA INFORMATION

ILLINOIS  
IROQUOIS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5118  
Prepared : 12/23/24 10:43 AM CST  
Crop Year : 2025

*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.*

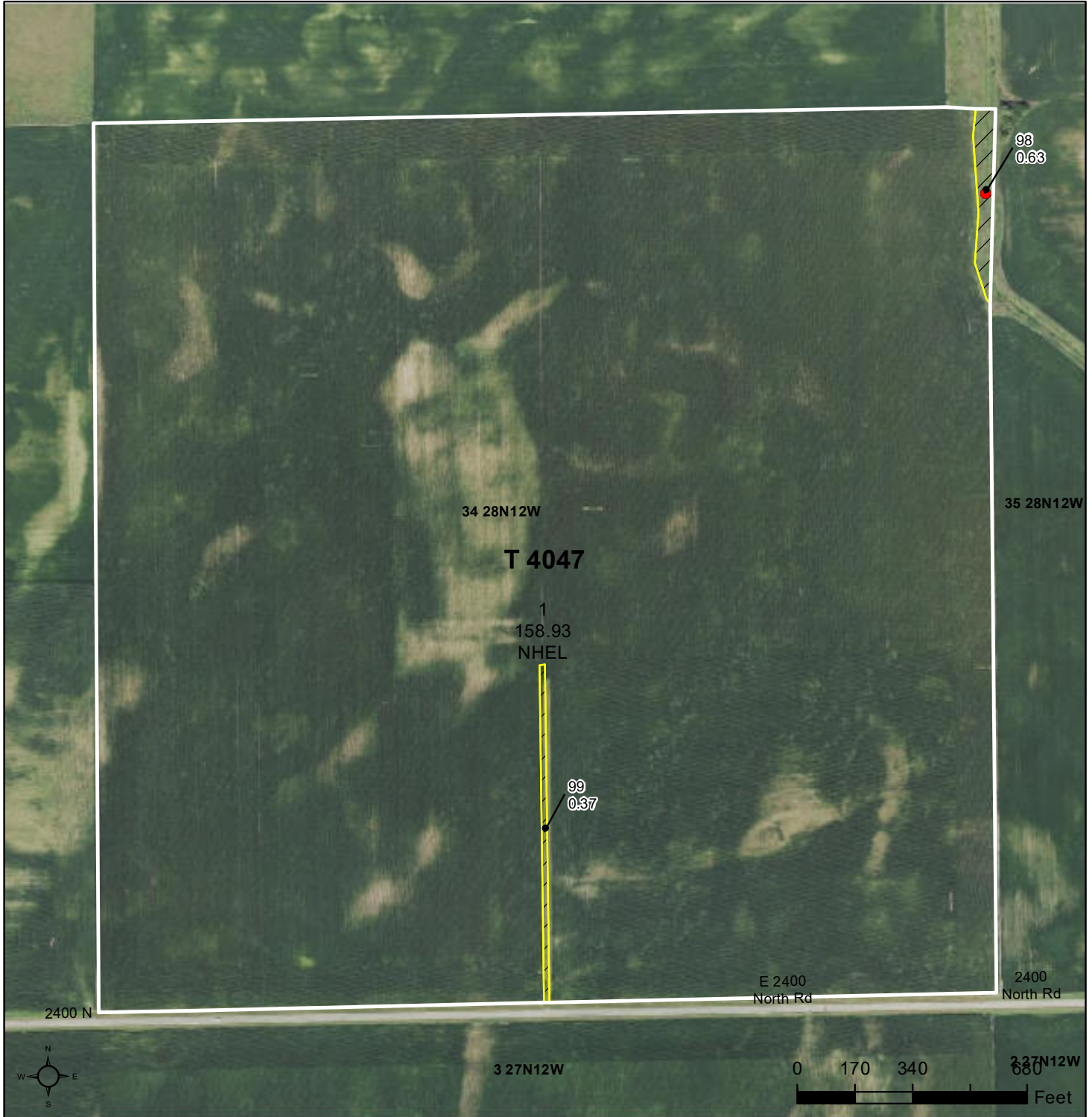
# FSA INFORMATION



United States  
Department of  
Agriculture

Iroquois County, Illinois

Unless Noted: All crops are Non-Irrigated  
All Crops Intended Use is for Grain



Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

### Wetland Determination Identifiers

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

Producer / Share:

2025 Program Year

Map Created November 13, 2024

Farm **5118**  
Tract **4047**

Tract Cropland Total: 158.93 acres

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

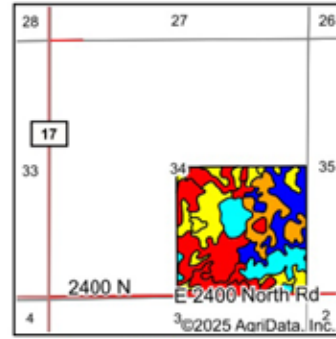
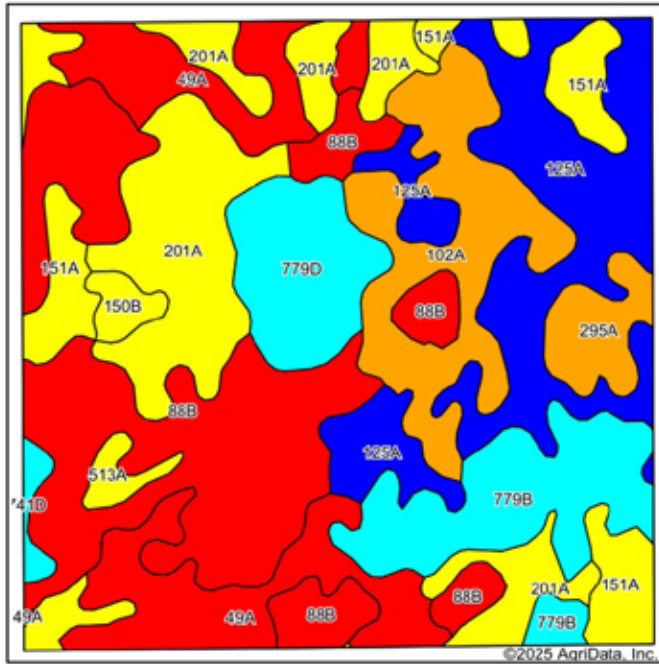




# **SOILS MAPS**



# SOILS MAP



State: Illinois  
 County: Iroquois  
 Location: 34-28N-12W  
 Township: Martinton  
 Acres: 161.41  
 Date: 1/6/2025



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

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	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	36.87	22.9%		FAV	**117	**41	**50	**56	0	**4.00	**90
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	24.78	15.4%		FAV	**147	**46	**59	**73	0	**4.50	**110
**125A	Selma loam, 0 to 2 percent slopes	24.71	15.3%		FAV	**176	**57	**70	**90	**1	**6.40	**129
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	18.94	11.7%		FAV	**121	**41	**51	**60	0	**4.40	**92
**102A	La Hogue loam, 0 to 2 percent slopes	15.84	9.8%		FAV	**162	**52	**71	**80	0	**5.30	**121
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	13.44	8.3%		FAV	**103	**32	**46	**53	0	**3.50	**75
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	9.70	6.0%		FAV	**151	**51	**63	**78	0	**5.00	**114
**779D	Chelsea fine sand, 6 to 12 percent slopes	9.18	5.7%		FAV	**99	**31	**44	**51	0	**3.40	**73
205A	Mokena silt loam, 0 to 2 percent slopes	4.18	2.6%		FAV	172	54	66	88	0	4.00	126
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	1.50	0.9%		FAV	**148	**48	**61	**77	0	**4.10	**110
**513A	Granby fine sandy loam, 0 to 2 percent slopes	1.31	0.8%		FAV	**144	**52	**62	**70	0	**4.60	**112
**741D	Oakville fine sand, prairie peninsula, 6 to 12 percent slopes	1.00	0.6%		FAV	**103	**37	**46	**50	0	**3.50	**79
<b>Weighted Average</b>						<b>137.2</b>	<b>45.4</b>	<b>57.3</b>	<b>68.5</b>	<b>0.2</b>	<b>4.6</b>	<b>102.8</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (BB11 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

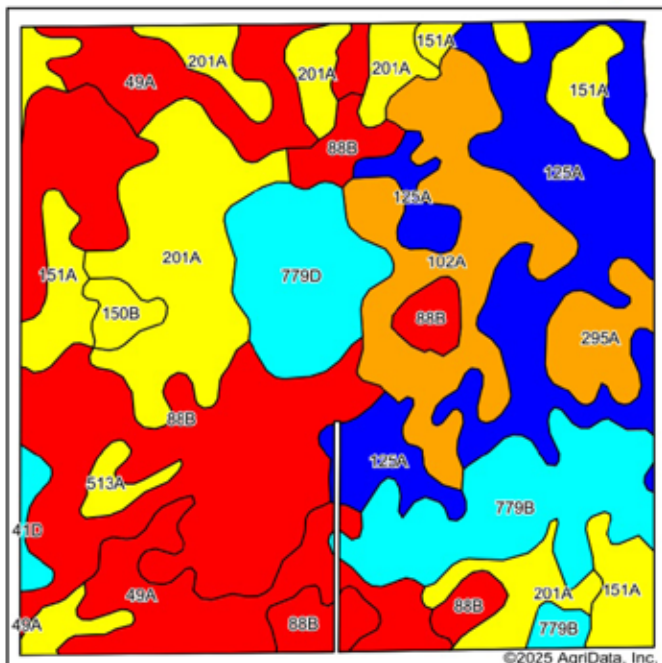
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

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

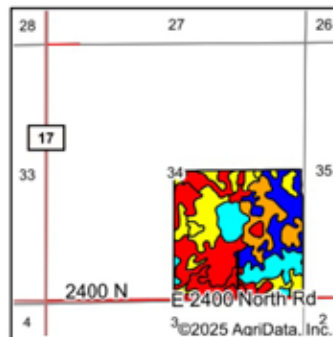
<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".



# APPROX. TILLABLE SOILS MAP



Soils data provided by USDA and NRCS.



State: Illinois  
 County: Iroquois  
 Location: 34-28N-12W  
 Township: Martinton  
 Acres: 158.79  
 Date: 1/20/2025



Area Symbol: IL075, Soil Area Version: 18

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	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	36.53	22.9%		FAV	**117	**41	**50	**56	0	**4.00	**90
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	24.49	15.4%		FAV	**147	**46	**59	**73	0	**4.50	**110
**125A	Selma loam, 0 to 2 percent slopes	23.96	15.1%		FAV	**176	**57	**70	**90	**1	**6.40	**129
**49A	Watsika loamy fine sand, 0 to 2 percent slopes	18.25	11.5%		FAV	**121	**41	**51	**60	0	**4.40	**92
**102A	La Hogue loam, 0 to 2 percent slopes	15.83	10.0%		FAV	**162	**52	**71	**80	0	**5.30	**121
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	13.14	8.3%		FAV	**103	**32	**46	**53	0	**3.50	**75
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	9.46	6.0%		FAV	**151	**51	**63	**78	0	**5.00	**114
**779D	Chelsea fine sand, 6 to 12 percent slopes	9.15	5.8%		FAV	**99	**31	**44	**51	0	**3.40	**73
205A	Mokena silt loam, 0 to 2 percent slopes	4.13	2.6%		FAV	172	54	66	88	0	4.00	126
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	1.50	0.9%		FAV	**148	**48	**61	**77	0	**4.10	**110
**513A	Granby fine sandy loam, 0 to 2 percent slopes	1.31	0.8%		FAV	**144	**52	**62	**70	0	**4.60	**112
**741D	Oakville fine sand, prairie peninsula, 6 to 12 percent slopes	1.04	0.7%		FAV	**103	**37	**46	**50	0	**3.50	**79
<b>Weighted Average</b>						<b>137.2</b>	<b>45.3</b>	<b>57.3</b>	<b>68.5</b>	<b>0.2</b>	<b>4.6</b>	<b>102.7</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023  
 Crop yields and productivity (BB11 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

<sup>a</sup> Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

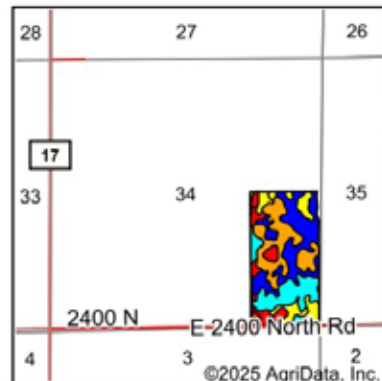
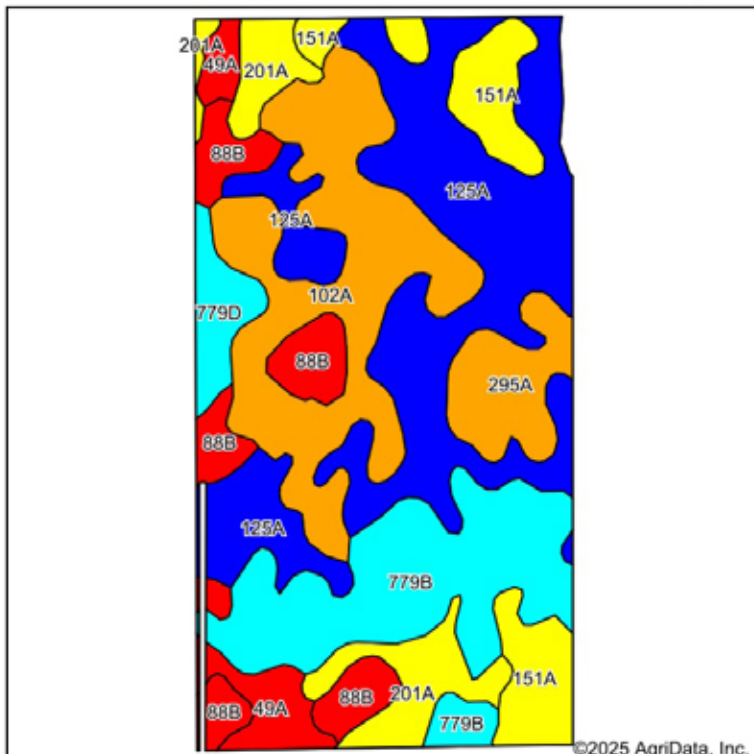
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

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

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

# APPROX. TILLABLE SOILS MAP

## TRACT 1



State: Illinois  
 County: Iroquois  
 Location: 34-28N-12W  
 Township: Martinton  
 Acres: 80.15  
 Date: 1/20/2025



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 18

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	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**125A	Selma loam, 0 to 2 percent slopes	23.69	29.5%	Blue	FAV	**176	**57	**70	**90	**1	**6.40	**129
**102A	La Hogue loam, 0 to 2 percent slopes	15.83	19.8%	Orange	FAV	**162	**52	**71	**80	0	**5.30	**121
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	13.13	16.4%	Cyan	FAV	**103	**32	**46	**53	0	**3.50	**75
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	6.41	8.0%	Yellow	FAV	**151	**51	**63	**78	0	**5.00	**114
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	6.06	7.6%	Red	FAV	**117	**41	**50	**56	0	**4.00	**90
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	5.48	6.8%	Yellow	FAV	**147	**48	**59	**73	0	**4.50	**110
295A	Mokena silt loam, 0 to 2 percent slopes	4.13	5.2%	Orange	FAV	172	54	66	88	0	4.90	126
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	3.15	3.9%	Red	FAV	**121	**41	**51	**60	0	**4.40	**92
**779D	Chelsea fine sand, 6 to 12 percent slopes	2.27	2.8%	Cyan	FAV	**99	**31	**44	**51	0	**3.40	**73
<b>Weighted Average</b>						<b>148.3</b>	<b>48.1</b>	<b>61.8</b>	<b>74.9</b>	<b>0.3</b>	<b>5</b>	<b>109.9</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52609>

<sup>a</sup> Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

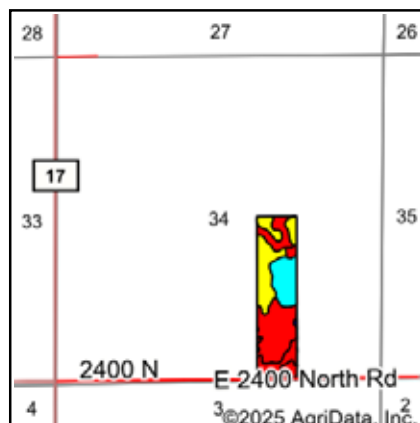
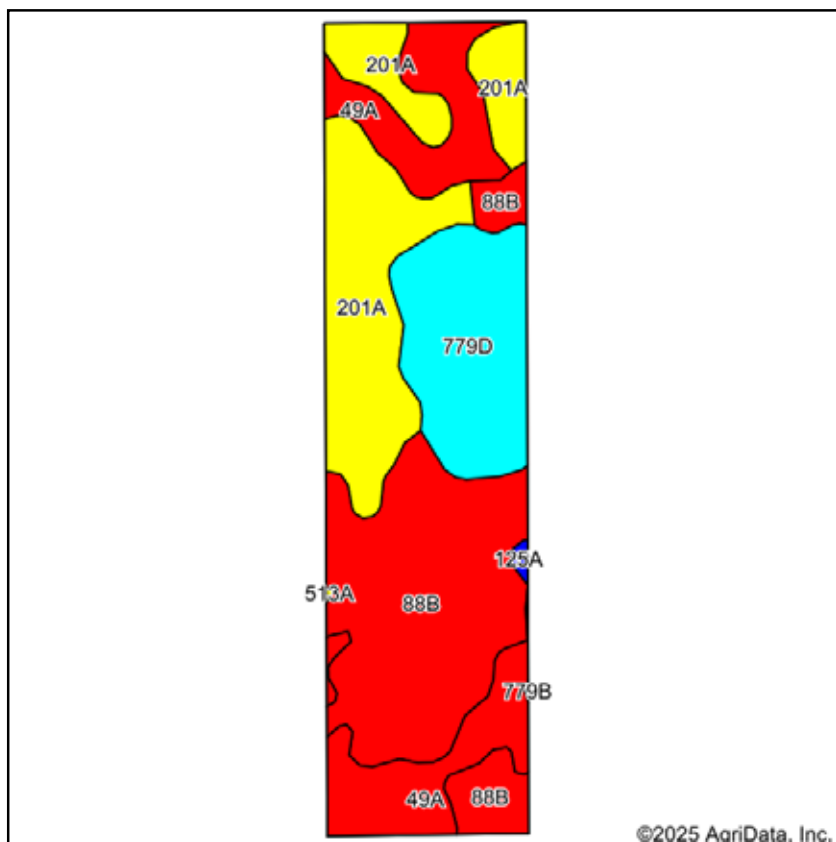
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

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

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

# APPROX. TILLABLE SOILS MAP

## TRACT 2



State: **Illinois**  
 County: **Iroquois**  
 Location: **34-28N-12W**  
 Township: **Martinton**  
 Acres: **39.16**  
 Date: **1/20/2025**



Soils data provided by USDA and NRCS.

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Maps Provided By:

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Area Symbol: IL075, Soil Area Version: 18

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	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	13.95	35.6%		FAV	**117	**41	**50	**56	0	**4.00	**90
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	10.47	26.7%		FAV	**147	**48	**59	**73	0	**4.50	**110
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	7.72	19.7%		FAV	**121	**41	**51	**60	0	**4.40	**92
**779D	Chelsea fine sand, 6 to 12 percent slopes	6.88	17.6%		FAV	**99	**31	**44	**51	0	**3.40	**73
**125A	Selma loam, 0 to 2 percent slopes	0.14	0.4%		FAV	**176	**57	**70	**90	**1	**6.40	**129
<b>Weighted Average</b>						<b>122.9</b>	<b>41.2</b>	<b>51.6</b>	<b>60.6</b>	<b>*</b>	<b>4.1</b>	<b>92.9</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

<sup>a</sup> Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

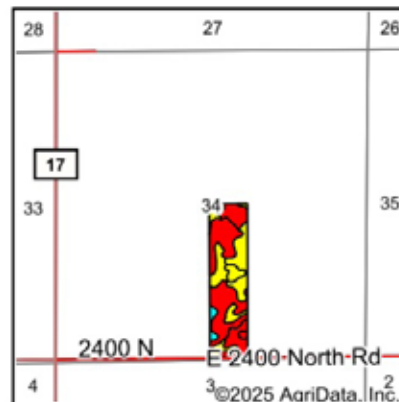
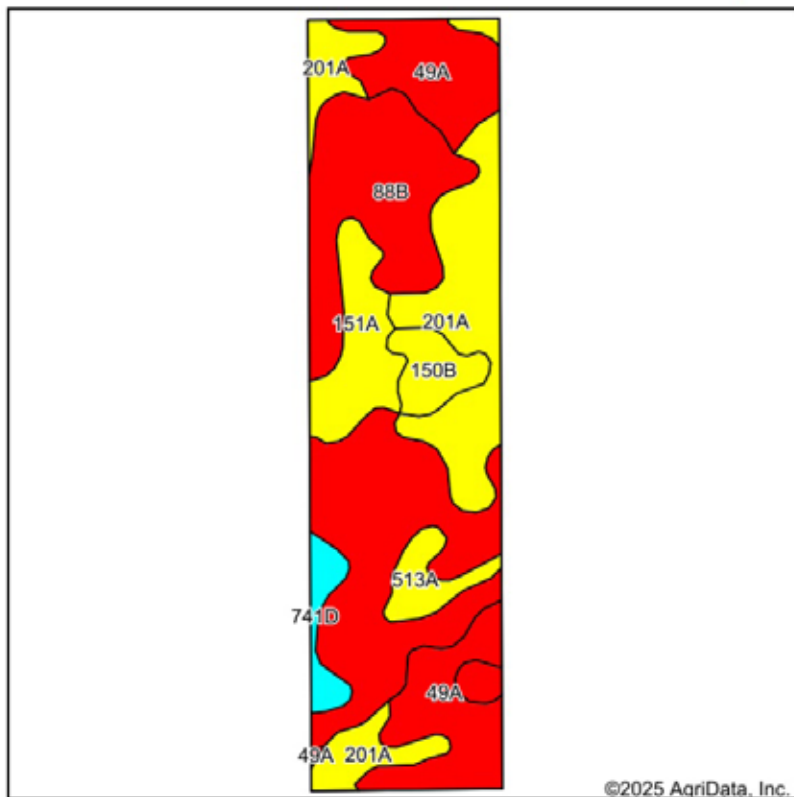
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

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

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

# APPROX. TILLABLE SOILS MAP

## TRACT 3



State: Illinois  
 County: Iroquois  
 Location: 34-28N-12W  
 Township: Martinton  
 Acres: 39.18  
 Date: 1/20/2025



Area Symbol: IL075, Soil Area Version: 18

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	Grass-legume hay, T/A	Crop productivity index for optimum management
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	16.62	42.3%		FAV	**117	**41	**50	**56	0	**4.00	**90
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	8.53	21.8%		FAV	**147	**48	**59	**73	0	**4.50	**110
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	7.23	18.5%		FAV	**121	**41	**51	**60	0	**4.40	**92
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	3.01	7.7%		FAV	**151	**51	**63	**78	0	**5.00	**114
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	1.50	3.8%		FAV	**148	**48	**61	**77	0	**4.10	**110
**513A	Granby fine sandy loam, 0 to 2 percent slopes	1.29	3.3%		FAV	**144	**52	**62	**70	0	**4.60	**112
**741D	Oakville fine sand, prairie peninsula, 6 to 12 percent slopes	1.00	2.6%		FAV	**103	**37	**46	**50	0	**3.50	**79
<b>Weighted Average</b>						<b>128.6</b>	<b>43.8</b>	<b>53.9</b>	<b>63.2</b>	<b>0</b>	<b>4.3</b>	<b>97.8</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

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

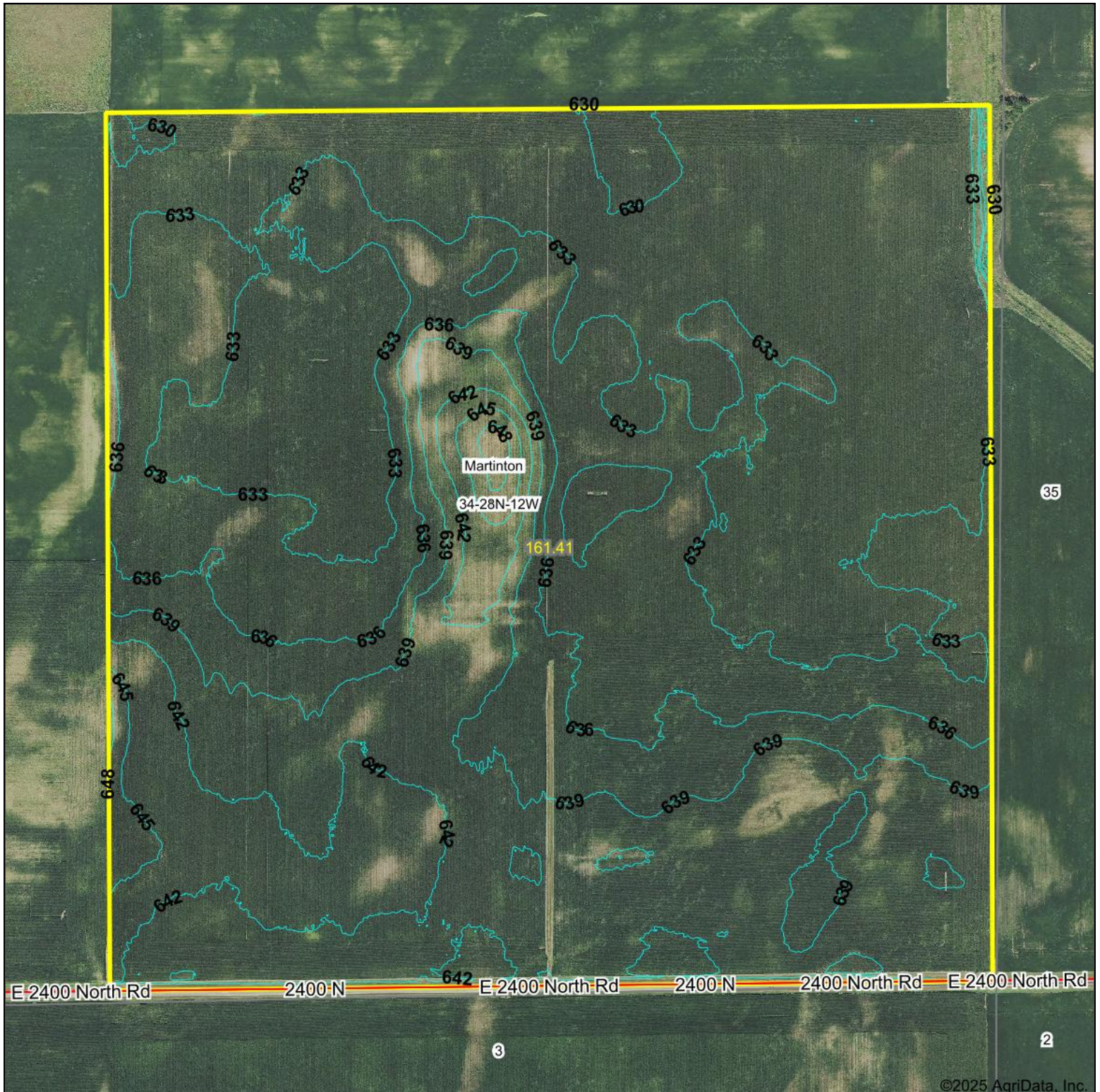
<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".



# **TOPOGRAPHY MAP**



# TOPOGRAPHY MAP



Source: USGS 1 meter dem  
Interval(ft): 3.0  
Min: 625.9  
Max: 650.0  
Range: 24.1  
Average: 636.0  
Standard Deviation: 4.36 ft

0ft 469ft 938ft



1/6/2025

**34-28N-12W**  
**Iroquois County**  
**Illinois**

Boundary Center: 40° 51' 54.27, -87° 41' 49.65



# **TAX INFORMATION**



# TAX INFORMATION

OPEN M - F 8:30a - 4:30p



Martinton Township Parcel Number 12-34-400-001

**FIRST** Installment \$0.00

Due Date 07/12/2024

CHECK #	IF POSTMARKED AFTER THESE DATES	AMOUNT DUE
	2023 07/12/2024	\$0.00
	2023 PAYABLE 08/12/2024	\$0.00
	2024 09/12/2024	\$0.00

CHANGE

**1**

**IROQUOIS COUNTY REAL ESTATE TAX BILL**

REYNOLDS BARWICK SCHOLARSHIP  
% FIRST TRUST SAVINGS BANK  
PO BOX 160  
WATSEKA IL 60970

20047

NO PERSONAL CHECKS ACCEPTED AFTER 10/11/24  
RETURN STUB WITH PAYMENT #1

OPEN M - F 8:30a - 4:30p



Martinton Township Parcel Number 12-34-400-001

**SECOND** Installment \$0.00

Due Date 09/12/2024

CHECK #	IF POSTMARKED AFTER THESE DATES	AMOUNT DUE
	2023 09/12/2024	\$0.00
	2023 PAYABLE 09/23/2024	\$0.00
	2024 10/12/2024	\$0.00

CHANGE

**2**

**IROQUOIS COUNTY REAL ESTATE TAX BILL**

REYNOLDS BARWICK SCHOLARSHIP  
% FIRST TRUST SAVINGS BANK  
PO BOX 160  
WATSEKA IL 60970

NO PERSONAL CHECKS ACCEPTED AFTER 10/11/24  
RETURN STUB WITH PAYMENT #2

**IROQUOIS COUNTY REAL ESTATE TAX BILL**

Iroquois County Collectors Office, 1001 East Grant St, Watseka, IL 60970 (815)432-6985

KURT ALBERS

IROQUOIS COUNTY TREASURER

Township: Martinton Township

Tax Code: 16001

Legal Description

Parcel Number: 12-34-400-001

SE4

REYNOLDS BARWICK SCHOLARSHIP  
% FIRST TRUST SAVINGS BANK  
PO BOX 160  
WATSEKA IL 60970

Site Address

You may be eligible for tax exemptions, abatements, and other assistance programs. For more information contact the County Assessor or the Illinois Department of Revenue.

Acres  
160.00

TAXING DISTRICTS	2022 RATE	2022 TAXES	2023 RATE	2023 TAXES
COUNTY	0.79337	\$352.07	0.72189	\$378.68
COUNTY PENSION	0.05316	\$24.52	0.04748	\$24.91
MARTINTON TOWNSHIP	0.30355	\$139.99	0.27813	\$145.94
MARTINTON TOWNSHIP PENSION	0.04894	\$22.58	0.04580	\$24.03
MARTINTON R&B	0.50463	\$232.74	0.46467	\$243.81
MARTINTON FIRE	0.31288	\$144.30	0.28888	\$151.47
UNIT #3 DONOVAN	5.55148	\$2,560.34	5.57606	\$2,925.75
UNIT #3 DONOVAN PENSION	0.24698	\$113.91	0.20493	\$107.53
JR COLLEGE 520 KCC	0.47043	\$216.96	0.44860	\$235.38
JR COLLEGE 520 KCC PENSION	0.00716	\$3.30	0.00689	\$3.67
BEAVER, CONCORD, MARTINTON MULTI-TWP	0.05779	\$26.65	0.05425	\$26.46
DD033 MARTINTON DD #2 (MAIN)		\$480.00		\$480.00
<b>TOTAL TAX DUE</b>	<b>8.32037</b>	<b>\$4,317.36</b>	<b>8.13728</b>	<b>\$4,749.64</b>

Cash Value	
Homesite Value	52,470
Multiplier x	1.0000
Assessed Value =	0
Homestead Improvement -	0
Senior Freeze -	0
Homestead Exemptions -	0
Senior Exemption -	0
Vet/Frat Freeze -	0
Disabled Exemptions -	0
Farmland Value +	52,470
Taxable Value =	52,470
Tax Rate x	8.13728
Drainage +	480.00
<b>Total Real Estate Taxes Due</b>	<b>\$4,749.64</b>

PENALTIES	
PENALTY OF 1 1/2% PER MONTH ADDED AFTER EACH INSTALLMENT DUE DATE FOR EACH MONTH OR PART OF MONTH	
1st Install Due: 07/12/2024	\$0.00
2nd Install Due: 09/12/2024	\$0.00

PLEASE READ REVERSE SIDE

FOR CREDIT CARD PAYMENTS VISIT: [iroquoisil.devnetwedge.com](http://iroquoisil.devnetwedge.com)

20047



# TAX INFORMATION

12/27/2024 09:40:44

## 2023 Statement of Taxes Iroquois County

<b>Parcel No</b>	12-34-400-001	<b>Property Owner</b>	REYNOLDS BARWICK SCHOLARSHIP, % FIRST TRUST SAVINGS BANK	<b>Legal Description</b>	SE4
<b>Tax Year</b>	2023	<b>Township</b>	Marinton Township		
<b>Property Class</b>	0021 - Rural Unimproved	<b>Land Use</b>	F1		
<b>Tax Code</b>	16001	<b>Tax Status</b>	Taxable		

2023		1st Installment	2nd Installment	Totals
Tax Billed		\$2,134.82	\$2,134.82	\$4,269.64
Penalty Billed		\$0.00	\$0.00	\$0.00
Cost Billed		\$0.00	\$0.00	\$0.00
Drainage Billed		\$240.00	\$240.00	\$480.00
<b>Total Billed</b>		<b>\$2,374.82</b>	<b>\$2,374.82</b>	<b>\$4,749.64</b>
Amount Paid		\$2,374.82	\$2,374.82	\$4,749.64
<b>Total Unpaid</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Date Paid	07/15/2024		07/15/2024	
Batch Number	2023000069		2023000069	
Receipt No.	2023004458	CK# 75909	2023004458	CK# 75909
Cashier Code	KRIDDLE		KRIDDLE	
TPA				
Paid by	1ST TRUST & SAVINGS BANK WATSEKA		1ST TRUST & SAVINGS BANK WATSEKA	
Status				





# **PRELIMINARY TITLE**



# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Iroquois Title Company  
Issuing Office: 101 East Cherry Street, PO Box 189, Watseka, IL 60970  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: 72435  
Issuing Office File Number: 72435  
Property Address:  
Revision Number:

### SCHEDULE A

1. Commitment Date: December 26, 2024 at 5:00 PM
2. Policy to be issued:
  - (a) 2021 ALTA® Owner's Policy  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.  
Proposed Amount of Insurance: \$ 10,000.00  
The estate or interest to be insured:
  - (b) 2021 ALTA® Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance \$  
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
The First Trust & Savings Bank, of Watseka, Watseka, Illinois, as Succesor Trustee under the Laura Reynolds Barwick Testamentary Trust, established under, the Will of Laura Reynolds Barwick dated December 2, 1980, and the First Codicil dated April 6, 1982
5. The Land is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

### CHICAGO TITLE INSURANCE COMPANY

Iroquois Title Company

Authorized Countersignature

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# PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

## EXHIBIT A LEGAL DESCRIPTION

The Southeast Quarter of Section 34, Township 28 North, Range 12 West, Iroquois County, Illinois.

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Page 2 of 2

ALTA Commitment for Title Insurance (7-1-21)  
Schedule A

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File No. 72435

AMERICAN  
LAND TITLE  
ASSOCIATION



# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

### SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. NOTICE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. The Company should be furnished the following:
  - (a) A Certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or
  - (b) In the alternative, the trustee, in his or her sole discretion, may deliver to the Company, a full copy of the trust agreement together with all amendments thereto.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

### SCHEDULE B, PART II - Exceptions

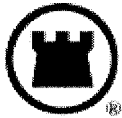
**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by Public Record.
3. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
4. Easement, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
8. An ALTA LOAN POLICY will be subject to consequences of the failure of the insured to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A as affecting:
  - (i) The validity of the lien of said mortgage; and
  - (ii) The priority of the lien over any other right, claim, lien or encumbrance which has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.
9. Taxes for the year 2024. (Martinton Township)  
Informational Note:  
Taxes for the year 2023 amount to \$4,749.64.  
Tax I.D. No. 12-34-400-001
10. Rights of the Public, State of Illinois, the County, the Township and the Municipality in and to that part of the premises in question taken, used, and dedicated for roads and highways.
11. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.  
NOTE: Drainage assessments, drainage taxes, water rentals and water taxes are included in general exception hereinbefore shown and should be considered when dealing with the land.
12. The premises lie within Martinton Drainage District No. 2 of Iroquois County, Illinois.

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

13. In the event the Amount of Insurance stated in Schedule A at the Date of Policy is less than 80 percent of the value of the insured estate or interest or the full consideration paid for the land, whichever is less, or if subsequent to the Date of Policy an improvement is erected on the land which increases the value of the insured estate or interest by at least 20 percent over the Amount of Insurance stated in Schedule A, then this Policy is subject to the following:

(1) where no subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that the amount of insurance at Date of Policy bears to the total value of the insured estate or interest at Date of Policy; or

(2) where a subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that 120 percent of the Amount of Insurance stated in Schedule A bears to the sum of the Amount of Insurance stated in Schedule A and the amount expended for the improvement.

The provisions of this paragraph shall not apply to costs, attorneys' fees and expenses for which the Company is liable under this policy, and shall only apply to that portion of any loss which exceeds, in the aggregate, 10 percent of the Amount of Insurance stated in Schedule A.

14. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

15. Terms, powers, provisions and limitations of the trust under which title to said land is held.

16. Rights of owners of land bordering on Pike Creek in respect to the water and the use of the surface of said creek.

### Issuing Agent:

Iroquois Title Company  
101 East Cherry Street  
PO Box 189  
Watseka, IL 60970  
(815) 432-4929

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# **PROPERTY PHOTOS**

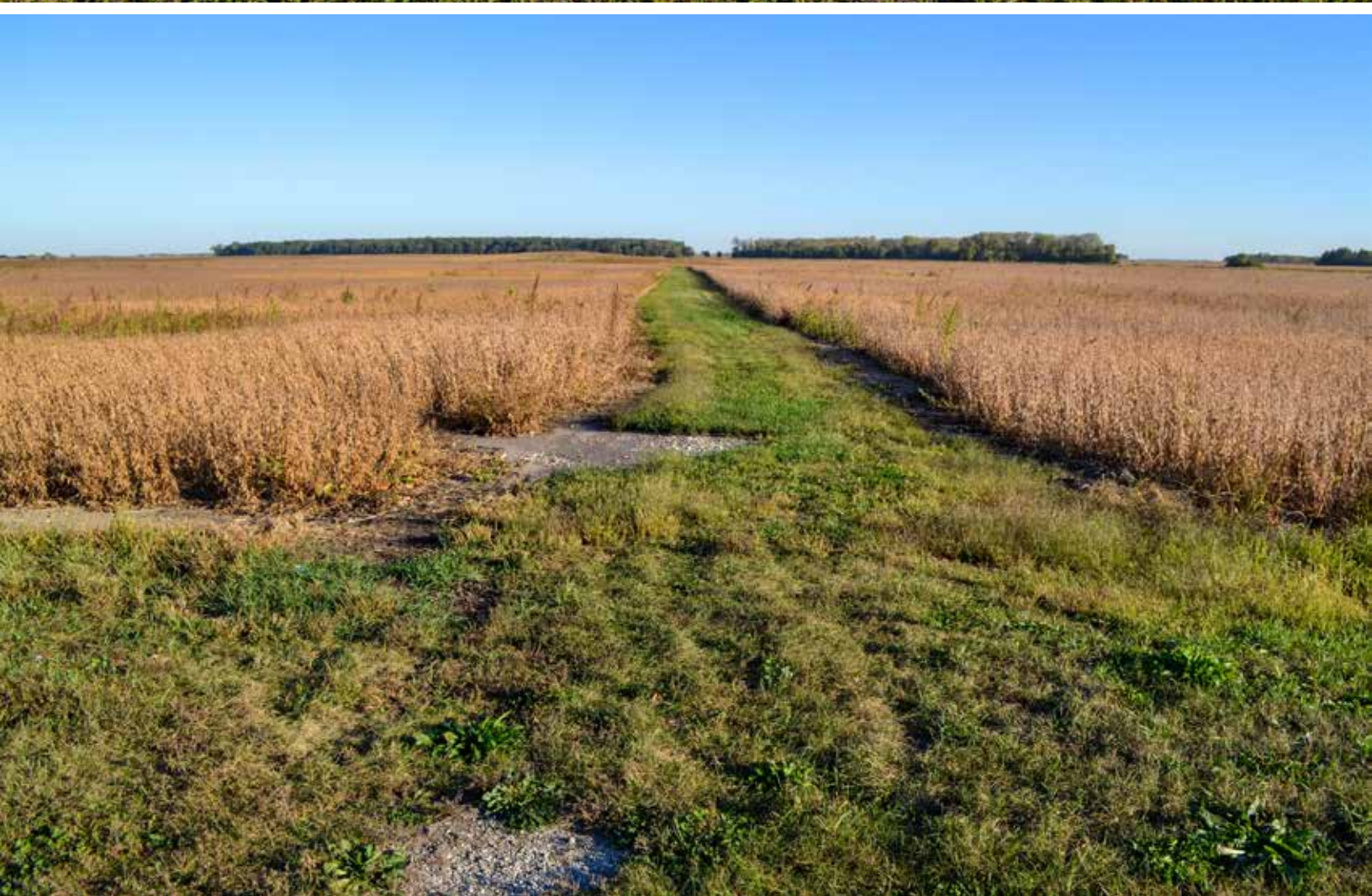
















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