



Illinois

VIRTUAL LAND AUCTION

637[±]
acres

Offered in 11 Tracts in Ogle,
Boone & Winnebago Counties, IL
Part of an 1,132[±] Acre,
21 Tract Auction

INFORMATION BOOK

- 566[±] Cropland Acres Per FSA
- Productive Cropland
- High Percent Tillable Tracts
- Pasture Providing Livestock Opportunities
- Hunting & Recreational Potential
- Investigate for Potential Building Sites
- Tracts Ranging from 38[±] Acres to 114[±] Acres

Saturday, October 31 • 10am CST



800.451.2709 • www.SchraderAuction.com



ONLINE BIDDING AVAILABLE

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Seller: Iron Horse Acres LLC

2% Buyer's Premium



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 21 individual tracts, any combination of tracts & as a total 1,132± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment due by Tuesday November 3rd for individual tracts or combinations of tracts. The down payment may be made in the form of a wire transfer, cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

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

VIRTUAL AUCTION: This auction will be conducted virtually only. Bidders will not arrive on-site to bid at the auction but will rather bid electronically through our auction website or via phone. All bidders must register prior to the auction. Please contact the auction company at 800-451-2709 for more information.

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

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

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

POSSESSION: Possession is at closing, subject to farm tenants' rights to harvest growing crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 2021 taxes due in 2022 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

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

adjusted to reflect any difference between advertised & surveyed acres.

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

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

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e-mail: auctions@schraderauction.com

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Dean Retherford • cell: 765.427.1244 • office: 765-296-8475 #475-152966

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

BOOKLET INDEX

- **BIDDER REGISTRATION FORM**
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REGISTRATION FORM

Virtual Auction Bidder Registration
1132± Acres • Ogle, Boone, Winnebago, Stark, Clay
& Wayne Counties, Illinois
Saturday, October 31, 2020, 10:00AM

Bidder # _____
(For Internal Use ONLY)

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

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

<input type="checkbox"/> I wish to BID ONLINE
--

<input type="checkbox"/> I wish to BID ON THE PHONE
--

**Please check one of the above

1. My name and physical address is as follows:

My phone number is: _____

2. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
3. I hereby agree to comply with all terms of this sale, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
4. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
5. I understand that if successful I will be signing the agreement immediately after the auction via DocuSign or equivalent electronic signature as directed by the auction company and shall wire required earnest money funds by the end of the next business day.

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

7. This document must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, October 26, 2020**. Return this form via fax to: **260-244-4431** or it can be emailed to **kevin@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form, you will be sent a bidder number and password (if bidding online) via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Questions about ONLINE BIDDING

kevin@schraderauction.com or call Kevin Jordan @ 260-244-7606

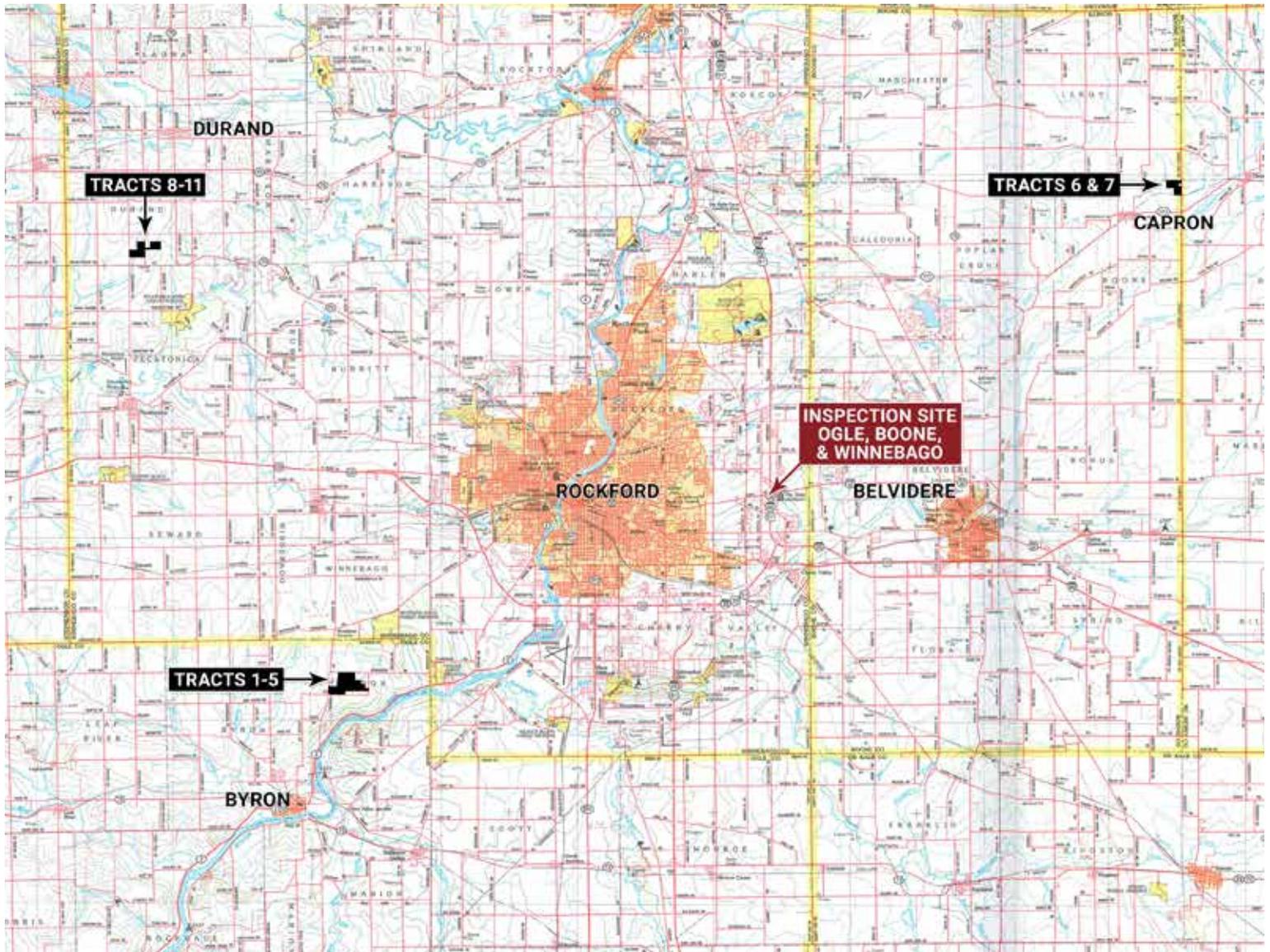
**Questions about the PROPERTY or PHONE BIDDING.... Call
800-451-2709**

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

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

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



Inspection Site Location: Radisson Hotel & Conference Center Rockford • 200 S Bell School Road, Rockford, IL 61108 • From the I-90/39 Toll Road on the East side of Rockford, take exit 15 (US 20 Business – State St). Go West on E State St (Bus. US 20) approximately .4 mile to Bell School Road. Go South (left) on Bell School Road .1 mile to Walton St. Then East (left) onto Walton St, and the inspection site is the first place on the right.

Ogle County Tract Locations (1-5): From downtown Byron at the East Junction of IL 72 and IL 2 (Union Street & Blackhawk Drive), go East and North out of Byron on IL 2 (Blackhawk Drive) for 2.3 miles to Kennedy Hill Road. Turn North (left) onto Kennedy Hill Road and go 1.6 miles to Woodburn Road. Turn and go East on Woodburn Road a short distance to Tract 1 on the north side of the road (Tract 1 also has frontage on Kennedy Hill Road), and just East of Tract 1 is Tract 2. Continue on Woodburn Road and take its curve to North. Approximately .1 mile North of the curve is Tract

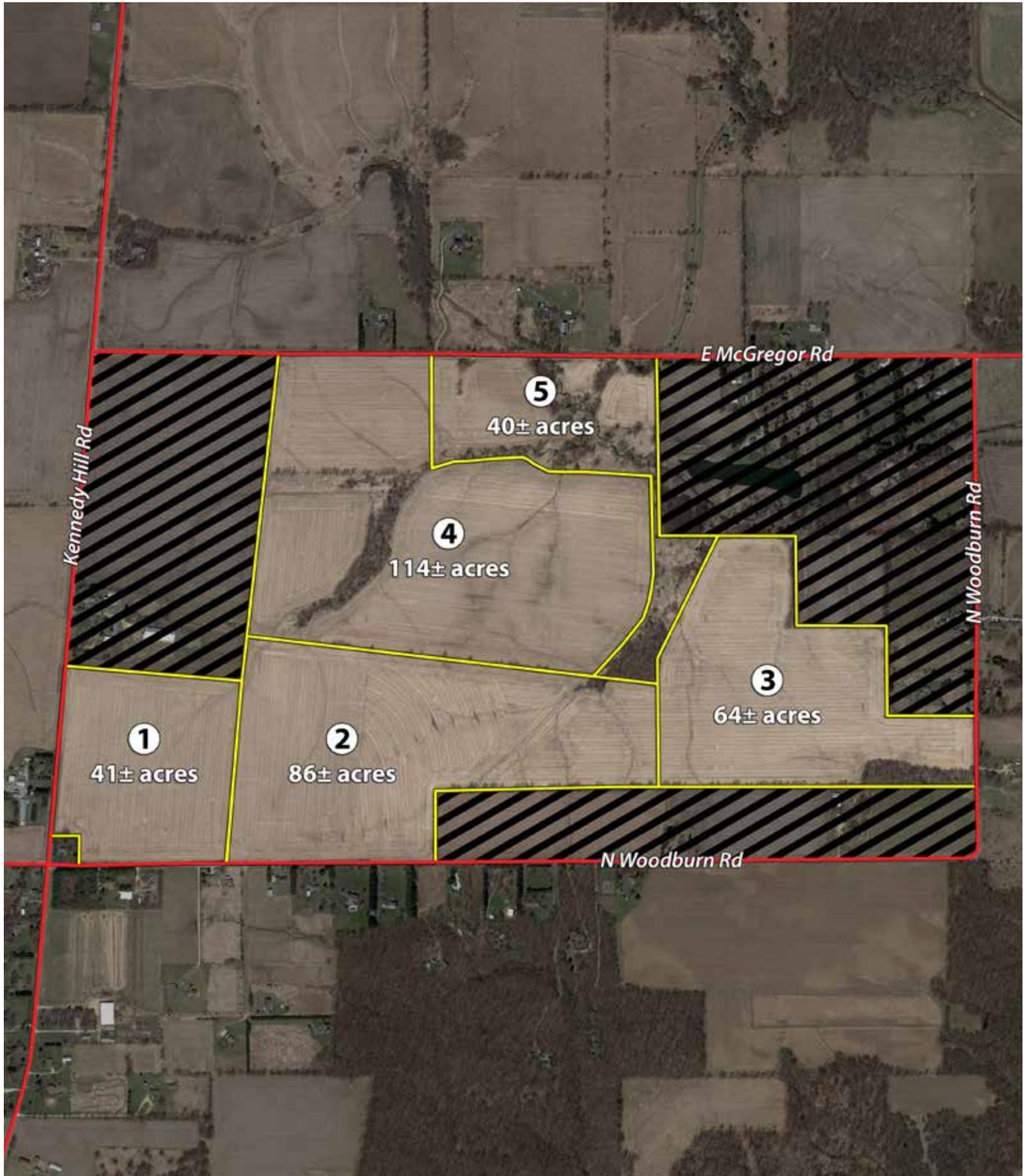
3 on the West side of Woodburn Road. Continue North on Woodburn Road for another .6 mile to McGregor Road. Turn West on McGregor Road and go ½ mile to Tract 5 on the South side of the road and just past Tract 5 is Tract 4.

Boone County Tract Locations (6 & 7): From Capron, go East on IL 173 1 ¼ miles to County Line Road. Go North on County Line Road approximately ½ mile to Tract 6 on the West side of the road. Tract 7 is North of Tract 6.

Winnebago County Tract Locations (8-11): From the intersection of IL 70 (Center Road) and IL 75 (Freeport Road) South of Durand, go West on IL 75 for 1 ½ miles to Pecatonica Road. Travel South on Pecatonica Road for 2 ½ miles to Tract 9 on the East side of the road. Continue South on Pecatonica Road for another ½ mile to Trask Bridge Road, then go east on Trask Bridge Road for a half mile to Sarver Road. Go north on Sarver Road for a quarter mile to Tract 8 on the left and another ¼ mile north to Tract 10 on the left and Tract 11 on the right.

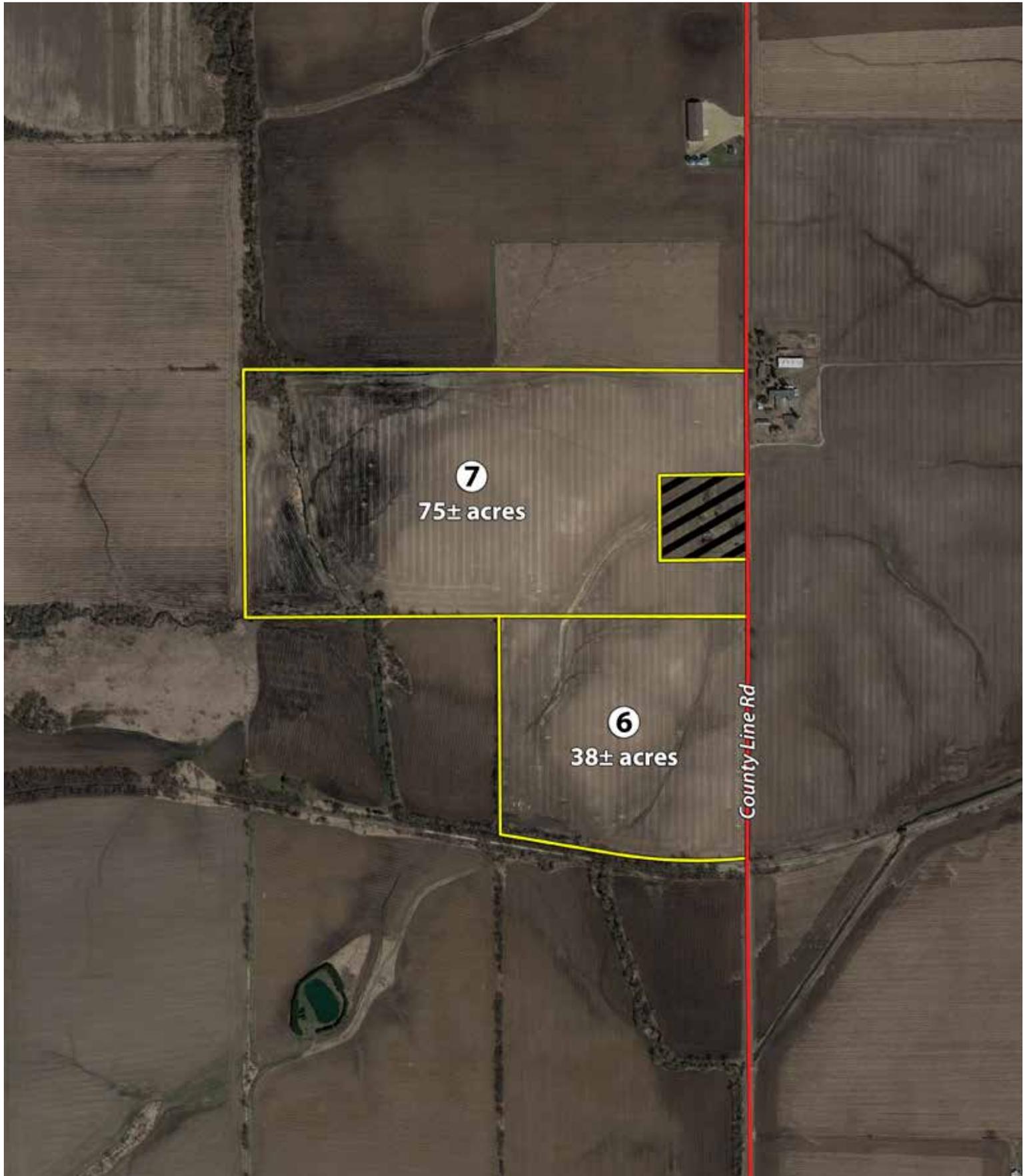
LOCATION & TRACT MAPS

Ogle County: Tracts 1-5



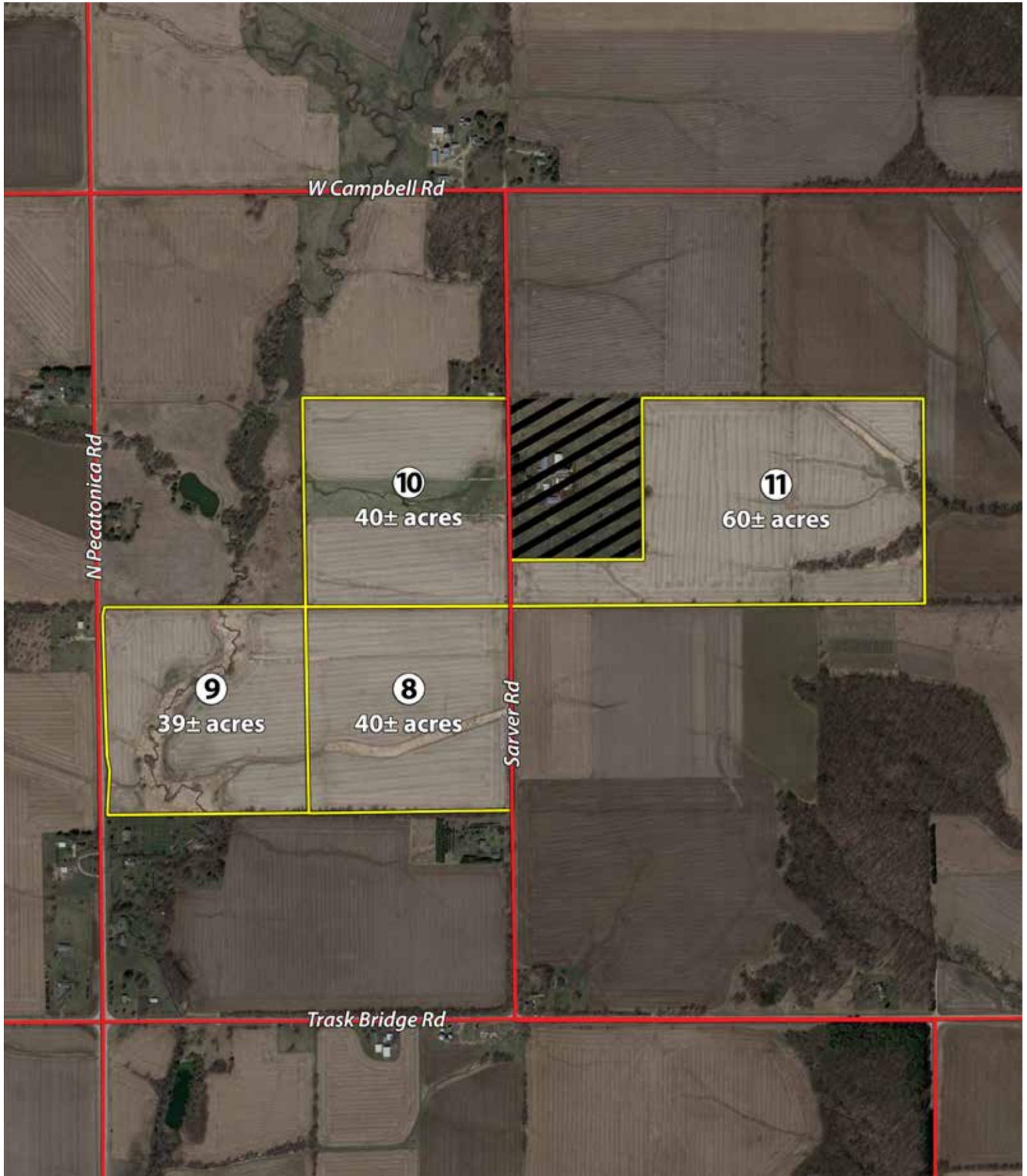
LOCATION & TRACT MAPS

Boone County: Tracts 6 & 7



LOCATION & TRACT MAPS

Winnebago County: Tracts 8-11





SURVEY

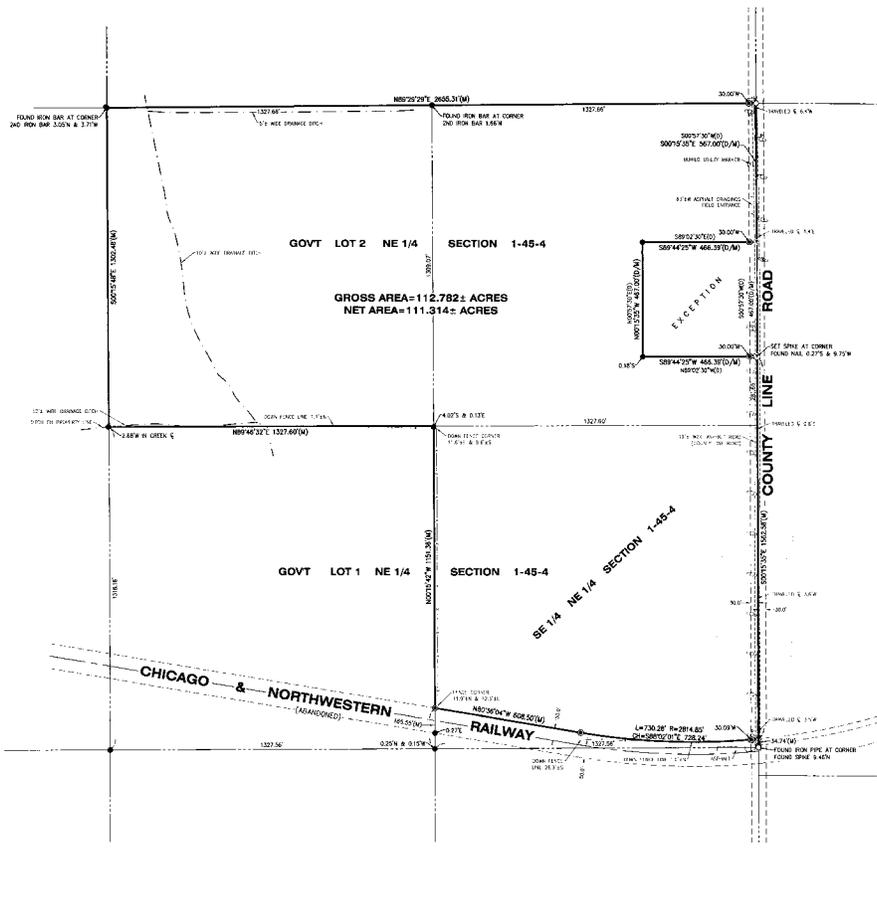
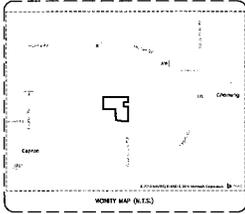
SURVEY

Boone County: Tracts 6 & 7



ALTA/NSPS LAND TITLE SURVEY

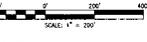
Lot 2 of the Northeast Quarter of Section 1, Township 45 North, Range 4 East of the Third Principal Meridian, also that part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 45 North, Range 4 East of the Third Principal Meridian, lying North of the right-of-way of the Chicago and Northwestern Railway Company and corner said Quarter Quarter Section, situated in the County of Boone, and State of Illinois, excepting therefrom part of the Northeast Quarter of Section 1, Township 45 North, Range 4 East of the Third Principal Meridian bounded and described as follows, to wit: Beginning at a point in the East line of the Northeast Quarter of said Section which bears South 02 degrees 07 minutes 30 seconds West, 277.0 feet from the Northeast corner of the Northeast Quarter of said Section; thence South 00 degrees 57 minutes 30 seconds West, along the East line of the Northeast Quarter of said Section 467.0 feet; thence North 89 degrees 02 minutes 30 seconds West, at right angles from the last previously described course, 456.35 feet; thence North 00 degrees 57 minutes 30 seconds East, parallel with the East line of the Northeast Quarter of said Section 467.0 feet; thence South 89 degrees 02 minutes 30 seconds East, at right angles from the last previously described course, 456.35 feet to the Place of Beginning, situated in the County of Boone, State of Illinois.



SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by First American Title Insurance Company, Commitment policy #PS-008148-MAD dated August 28, 2018. The title information shown hereon is conclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Distances are marked in feet and decimal places thereof; no distances shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the Surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or omissions. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location; such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the stamped markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or meeting on the property; public and/or private records have not been searched to provide additional information. Prefixed verbs and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such things as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- This survey makes no statement regarding the actual presence or absence of any services or utility lines. Controlled underground exploratory effort together with "DIT" markings is recommended to determine the full extent of underground service and utility lines. Contact J.L.L.K. at 1-800-882-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and width restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, Item 16).
- The title commitment referenced in note #1 does not indicate any recorded dedication for County Line Road. The location of the center of the road is only an opinion and is based on a 60' right-of-way using the East line of the Northeast Quarter of Section 1 as the centerline. Net areas were calculated using the information and assuming any area located within the prescriptive right-of-way.

LEGEND	
▲	IRON SPIKE
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND IRON NAIL
⊞	FOUND MONUMENT
⊠	FOUND IRON ANVIL
⊡	FOUND IRON SHovel
⊢	MAIL BOX
⊣	SET BOX BAR
⊤	SET SPIKE
⊥	SON
⊦	TELEPHONE POLE
⊧	UTILITY POLE
⊨	MEASURE
⊩	CEDED



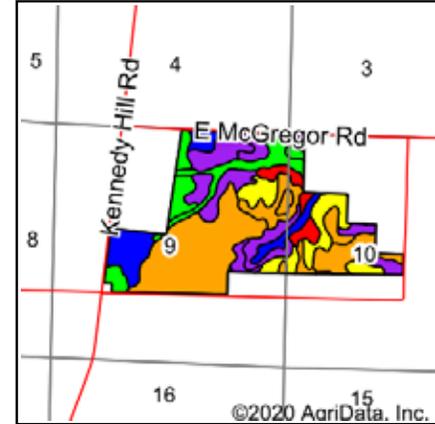
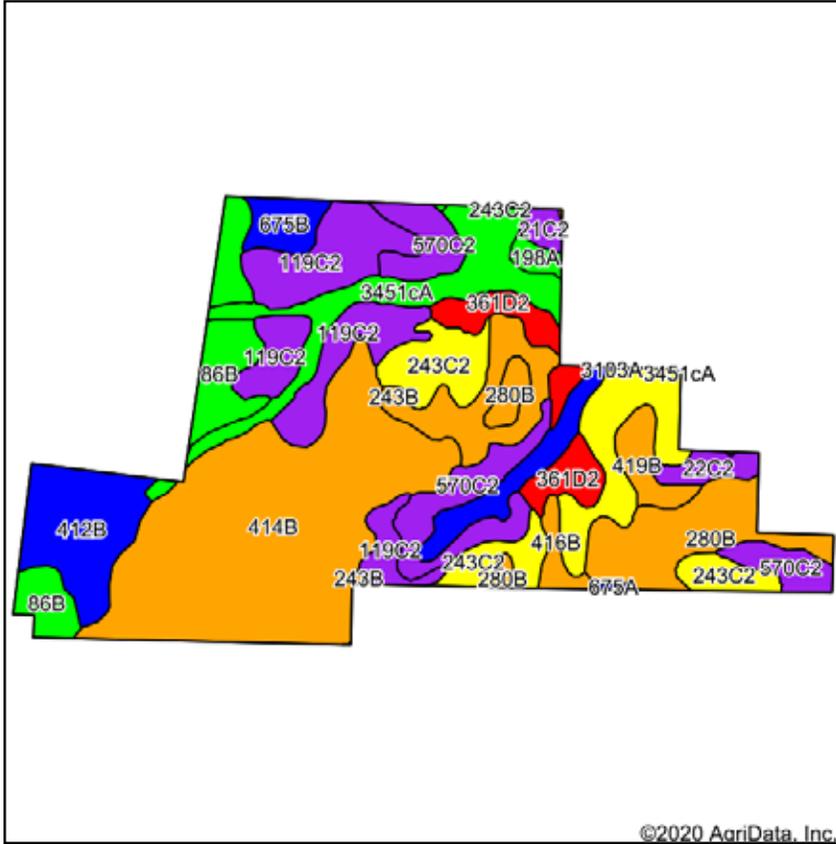
9/19/18 APO - REVISED TITLE COMMITMENT DATE
 9/14/18 APO - REVISED PER ATTORNEY COMMENTS AND LOCATED NEW FIELD ACCESS
 STATE OF ILLINOIS)
 COUNTY OF MOHAWK) S.S.
 Certified to:) First American Title Insurance Company
) Forest City Farms LLC, a Delaware Limited Liability Company
 COUNTY OF MOHAWK)
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 4, 7, 8, 11, 12 & 20 of Table A thereof. The field work was completed on September 1st, 2018.
 Dated this 8th day of September, A.D. 2018.
 VANDERSTAPPEN LAND SURVEYING INC.
 Boone Firm No. 184-08182
 WILLIAM Z. VANDERSTAPPEN, OS-027709
 PROFESSIONAL LAND SURVEYOR

CLIENT: FOREST CITY FARMS, LLC
 DESIGNED BY: APO CHECKED BY: HWJ
 SCALE: 1"=200' SBC: 01 7 45 R 24 R
 BASIS OF BEARING: ASSUMED
 P.L.N.: 04-30-00, 04-30-00, 04-01-20-00
 JOB NO.: 200844
 FIELDWORK COMPLETED: 9/1/18 BY: HWJ
 AS SHOWN FROM A 10' X 10' AREA
 THIS SURVEY COVERED BY: 18

MAPS

SURETY SOILS MAP

Ogle County: Tracts 1-5



State: Illinois
 County: Ogle
 Location: 9-25N-11E
 Township: Byron
 Acres: 337.53
 Date: 9/3/2020



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL 141. Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-leg ume e hay, T/A	Crop productivity index for optimum management
**414B	Myrtle silt loam, 2 to 5 percent slopes	87.36	25.9%		FAV	**168	**53	**64	**86	0	**4.72	0.00	**124
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	38.13	11.3%		FAV	**156	**48	**60	**81	0	**4.78	0.00	**113
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	37.85	11.2%		FAV	**140	**46	**55	**70	0	**3.96	0.00	**104
**570C2	Martinsville silt loam, 5 to 10 percent slopes, eroded	25.41	7.5%		FAV	**144	**46	**59	**70	0	**4.20	0.00	**106
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	24.19	7.2%		FAV	**165	**52	**65	**84	0	**5.22	0.00	**121
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	23.64	7.0%		FAV	190	61	73	97	0	0.00	5.77	140
**412B	Ogle silt loam, 2 to 5 percent slopes	20.54	6.1%		FAV	**175	**56	**69	**94	0	**5.84	0.00	**130
**86B	Osco silt loam, 2 to 5 percent slopes	19.39	5.7%		FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
**243B	St. Charles silt loam, 2 to 5 percent slopes	14.42	4.3%		FAV	**166	**51	**64	**86	0	**5.09	0.00	**121

SURETY SOILS MAP

Ogle County: Tracts 1-5

Maps Provided By:



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**361D2	Kidder loam, 6 to 12 percent slopes, eroded	13.48	4.0%		FAV	**127	**43	**52	**60	0	**3.26	0.00	**95
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	9.12	2.7%		FAV	180	57	66	89	0	0.00	5.02	131
**419B	Flagg silt loam, 2 to 5 percent slopes	5.96	1.8%		FAV	**160	**51	**62	**82	0	**4.97	0.00	**118
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.92	1.8%		FAV	**182	**57	**69	**96	0	0.00	**5.34	**133
**22C2	Westville silt loam, 5 to 10 percent slopes, eroded	4.12	1.2%		FAV	**141	**47	**56	**69	0	**3.85	0.00	**105
**416B	Durand silt loam, 2 to 5 percent slopes	3.19	0.9%		FAV	**167	**55	**67	**87	0	**5.34	0.00	**126
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	2.17	0.6%		FAV	**143	**46	**56	**72	0	**4.20	0.00	**105
198A	Elburn silt loam, 0 to 2 percent slopes	2.13	0.6%		FAV	197	61	74	94	0	0.00	5.77	143
675A	Greenbush silt loam, 0 to 2 percent slopes	0.36	0.1%		FAV	184	58	70	97	0	0.00	5.39	134
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	0.09	0.0%		FAV	185	61	69	89	0	0.00	5.52	138
3103A	Houghton muck, 0 to 2 percent slopes, frequently flooded	0.06	0.0%		FAV	175	57	0	0	0	0.00	0.00	130
Weighted Average						163.1	51.8	63.3	83.3	*-	4.20	0.68	120.1

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".

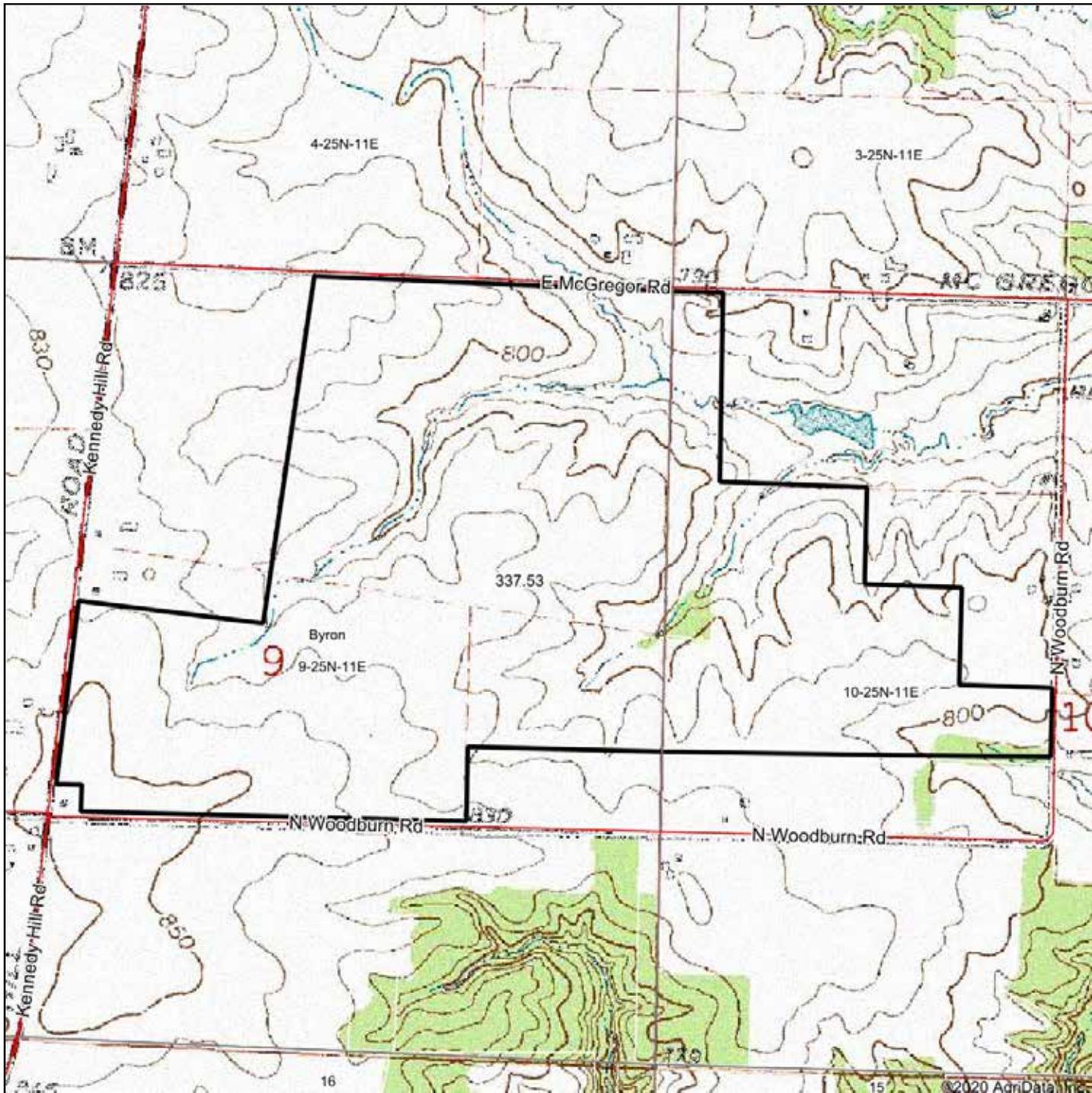
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

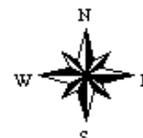
Ogle County: Tracts 1-5



map center: 42° 11' 1.13, -89° 13' 23.62



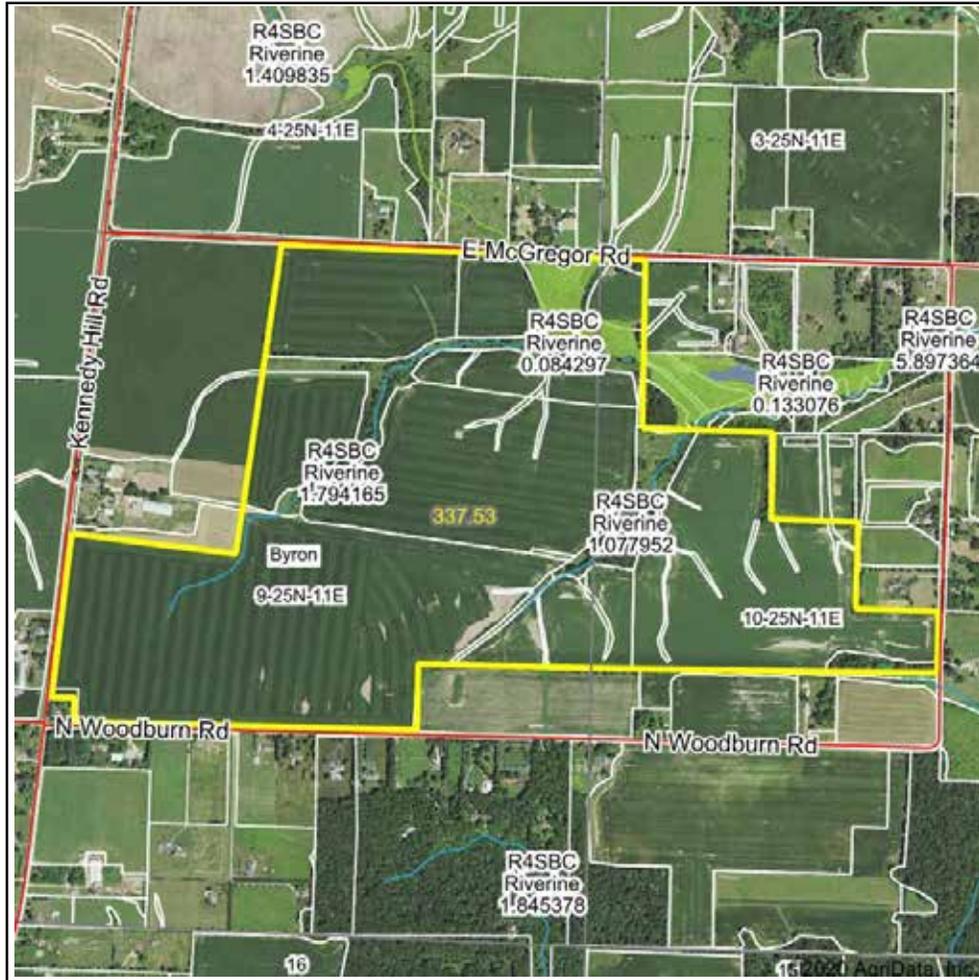
9-25N-11E
Ogle County
Illinois



9/3/2020

WETLANDS MAP

Ogle County: Tracts 1-5



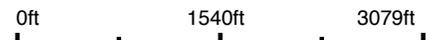
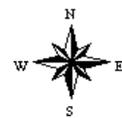
State: **Illinois**
 Location: **9-25N-11E**
 County: **Ogle**
 Township: **Byron**
 Date: **9/3/2020**



Maps Provided By:



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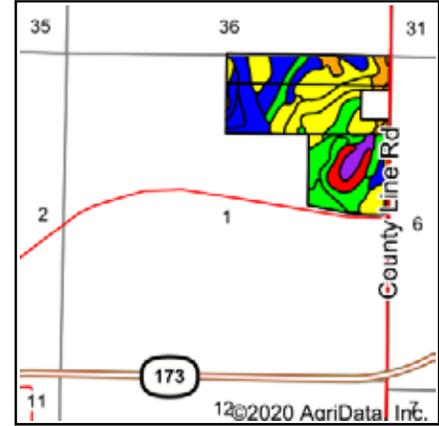
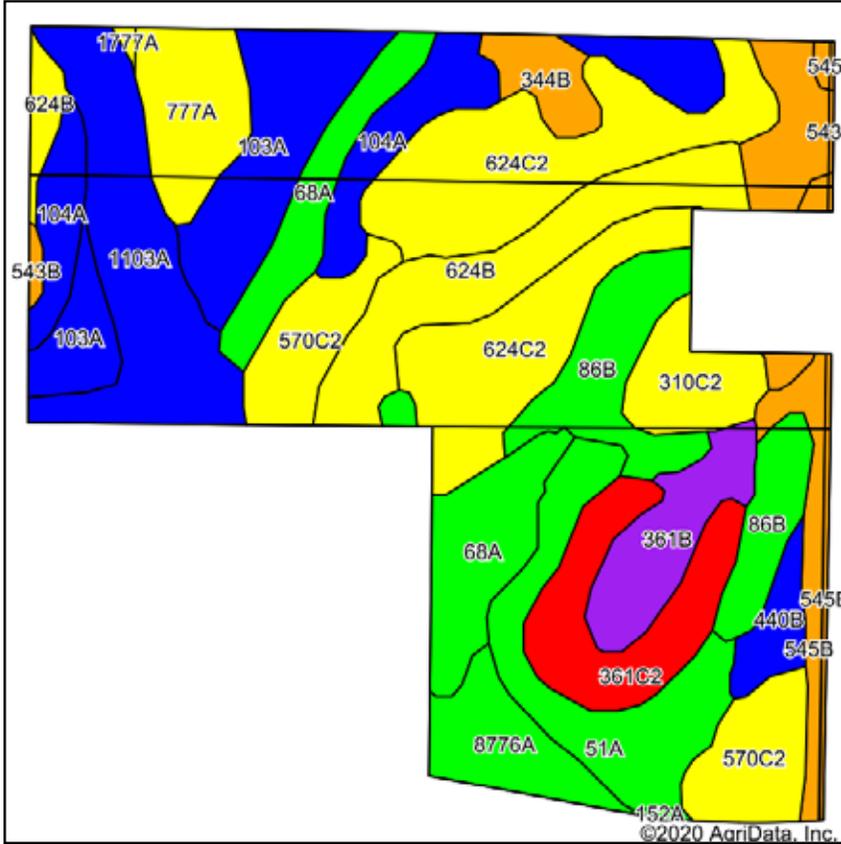


Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	8.34
R4SBC	Riverine	2.89
Total Acres		11.23

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

SURETY SOILS MAP

Boone County: Tracts 6 & 7



State: **Illinois**
 County: **Boone**
 Location: **1-45N-4E**
 Township: **Boone**
 Acres: **112.1**
 Date: **9/3/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 14
 Area Symbol: IL111, 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-leg e hay, T/A	Crop productivity index for optimum management
**624C2	Caprell silt loam, 4 to 6 percent slopes, eroded	16.98	15.1%		FAV	**149	**48	**57	**73	0	**4.17	0.00	**109
1103A	Houghton muck, undrained, 0 to 2 percent slopes, frequently flooded	9.33	8.3%		FAV	175	57	0	0	0	0.00	0.00	130
68A	Sable silty clay loam, 0 to 2 percent slopes	8.64	7.7%		FAV	192	63	74	99	0	0.00	5.77	143
103A	Houghton muck, 0 to 2 percent slopes	8.54	7.6%		FAV	175	57	0	0	0	0.00	0.00	130
**624B	Caprell silt loam, 2 to 4 percent slopes	8.18	7.3%		FAV	**155	**50	**59	**76	0	**4.35	0.00	**114
**86B	Oscos silt loam, 2 to 5 percent slopes	7.50	6.7%		FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
104A	Virgil silt loam, 0 to 2 percent slopes	7.16	6.4%		FAV	182	56	70	97	0	0.00	5.52	132
51A	Muscataine silt loam, 0 to 2 percent slopes	7.08	6.3%		FAV	200	64	75	104	138	0.00	6.02	147
**570C2	Martinsville silt loam, 4 to 6 percent slopes, eroded	6.87	6.1%		FAV	**147	**47	**60	**71	0	**4.29	0.00	**108

SURETY SOILS MAP

Boone County: Tracts 6 & 7

Maps Provided By:



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**361C2	Kidder loam, 4 to 6 percent slopes, eroded	6.05	5.4%		FAV	**130	**44	**53	**61	0	**3.33	0.00	**97
777A	Adrian muck, 0 to 2 percent slopes	4.30	3.8%		FAV	146	49	0	0	0	0.00	0.00	110
**361B	Kidder loam, 2 to 4 percent slopes	4.06	3.6%		FAV	**136	**46	**55	**63	0	**3.47	0.00	**101
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	3.61	3.2%		FAV	185	61	69	89	0	0.00	5.52	138
**543B	Piscasaw silt loam, 2 to 4 percent slopes	3.26	2.9%		FAV	**166	**51	**63	**86	0	**4.59	0.00	**121
**310C2	McHenry silt loam, 4 to 6 percent slopes, eroded	3.09	2.8%		FAV	**148	**48	**58	**74	0	**4.05	0.00	**109
**545B	Windere silt loam, 2 to 4 percent slopes	2.86	2.6%		FAV	**171	**53	**65	**89	0	**5.09	0.00	**125
**344B	Harvard silt loam, 2 to 5 percent slopes	1.93	1.7%		FAV	**169	**53	**65	**87	0	**5.46	0.00	**124
**440B	Jasper silt loam, 2 to 5 percent slopes	1.67	1.5%		FAV	**173	**56	**70	**93	0	**5.71	0.00	**129
**545B	Windere silt loam, 2 to 4 percent slopes	0.65	0.6%		FAV	**171	**53	**65	**89	0	**5.09	0.00	**125
1777A	Adrian muck, undrained, 0 to 2 percent slopes, frequently flooded	0.13	0.1%		FAV	146	49	0	0	0	0.00	0.00	110
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.12	0.1%		FAV	195	63	73	100	0	0.00	5.64	144
**543B	Piscasaw silt loam, 2 to 4 percent slopes	0.09	0.1%		FAV	**166	**51	**63	**86	0	**4.59	0.00	**121
Weighted Average						166.2	53.6	51.3	66.9	8.7	2.56	1.36	122.7

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

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

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

a UNF = unfavorable; FAV = favorable

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

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

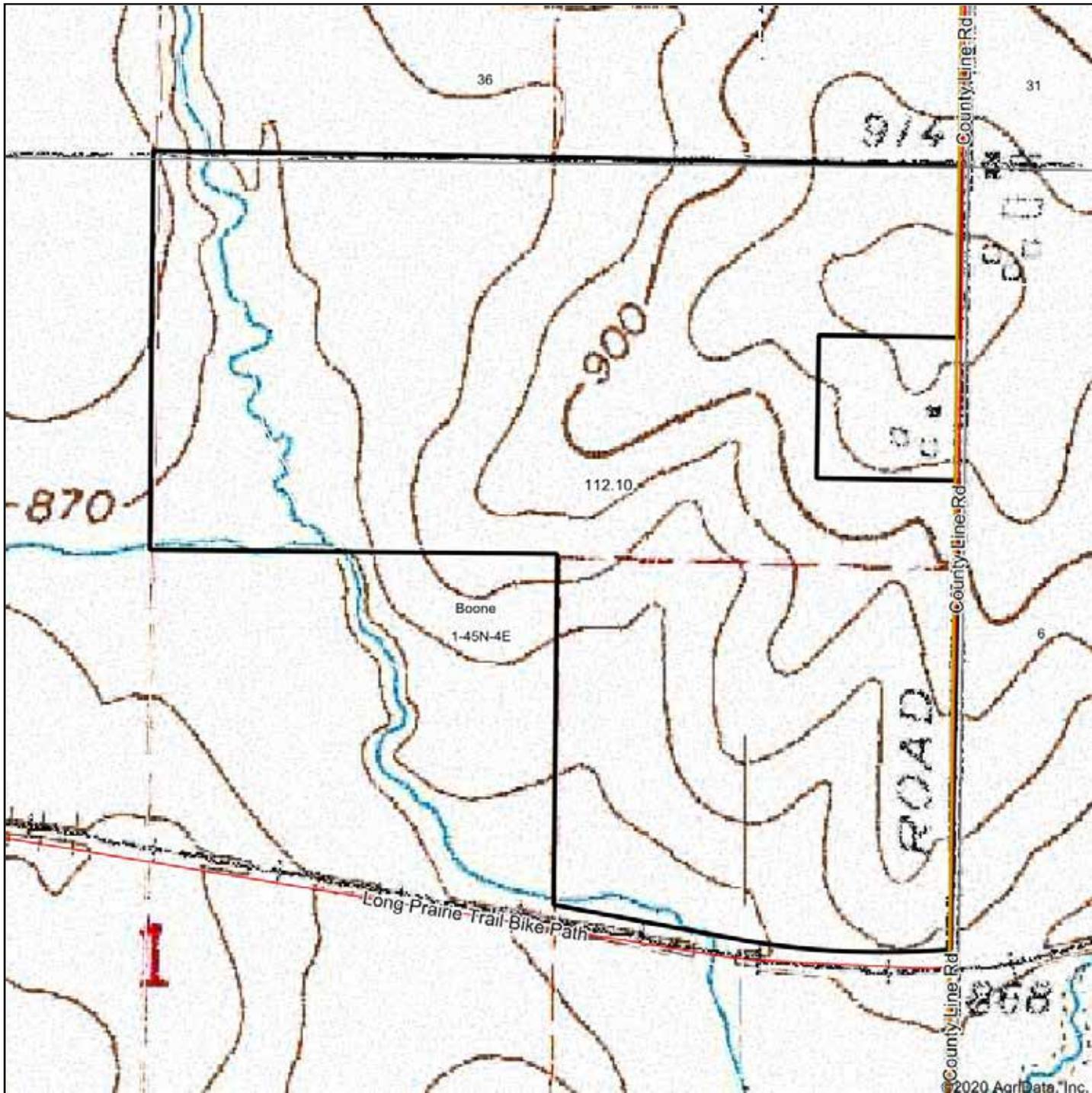
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

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

TOPOGRAPHY MAP

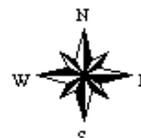
Boone County: Tracts 6 & 7



map center: 42° 24' 41.25, -88° 42' 39.14

0ft 512ft 1024ft

1-45N-4E
Boone County
Illinois



9/3/2020

Maps Provided By:
 surety
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WETLANDS MAP

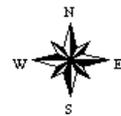
Boone County: Tracts 6 & 7



State: **Illinois**
 Location: **1-45N-4E**
 County: **Boone**
 Township: **Boone**
 Date: **9/3/2020**



Maps Provided By:



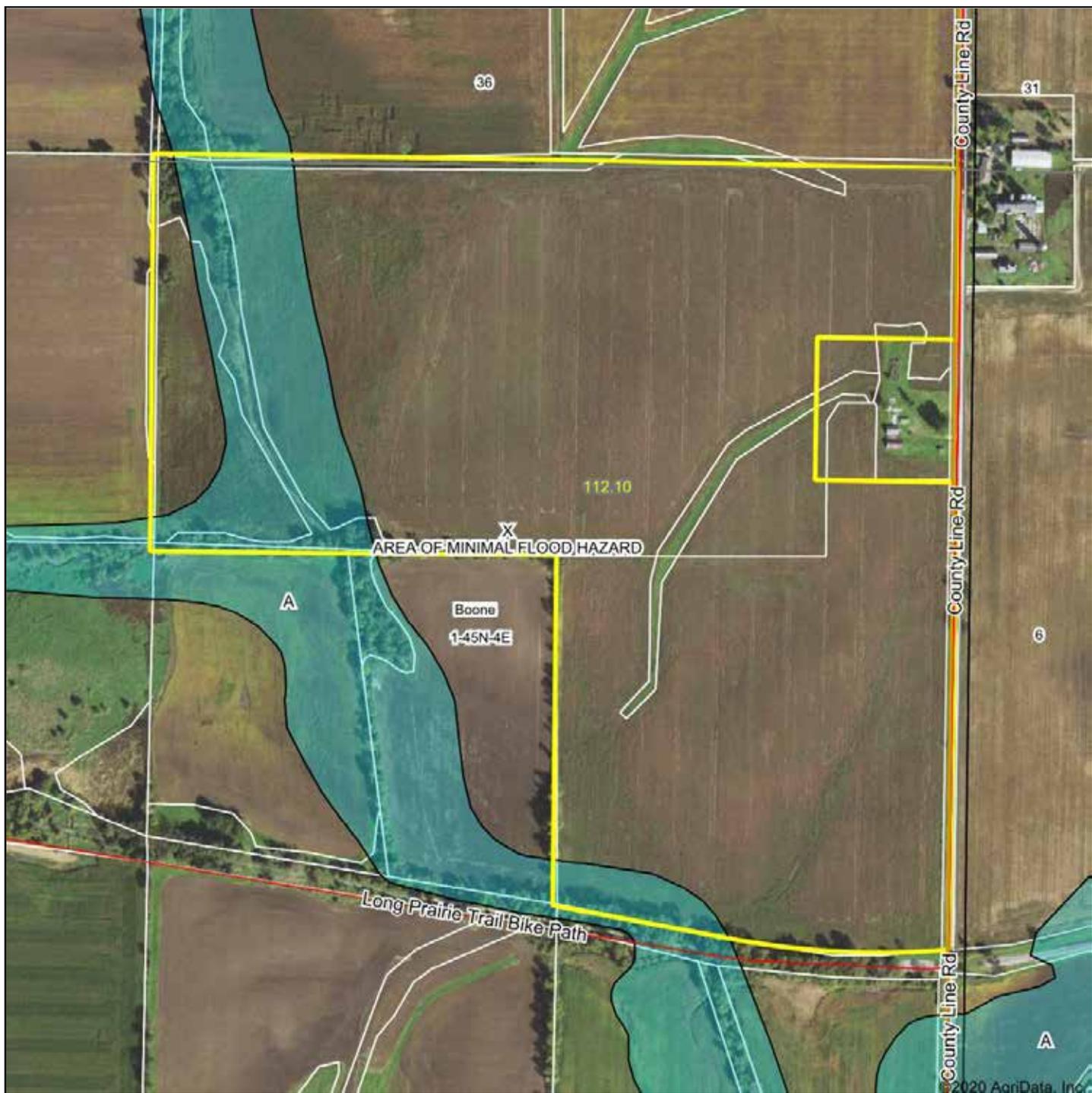
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Classification Code	Type	Acres
PEM1/SS1C	Freshwater Emergent Wetland	5.32
PSS1C	Freshwater Forested/Shrub Wetland	2.99
R5UBH	Riverine	0.63
PEM1B	Freshwater Emergent Wetland	0.01
	Total Acres	8.95

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

FLOOD ZONE MAP

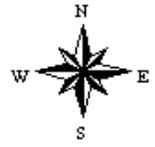
Boone County: Tracts 6 & 7



Map Center: 42° 24' 41.25, -88° 42' 39.14



1-45N-4E
Boone County
Illinois



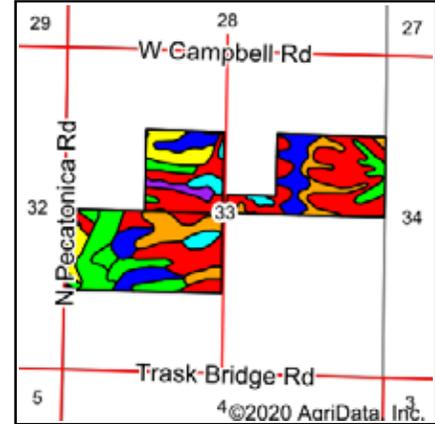
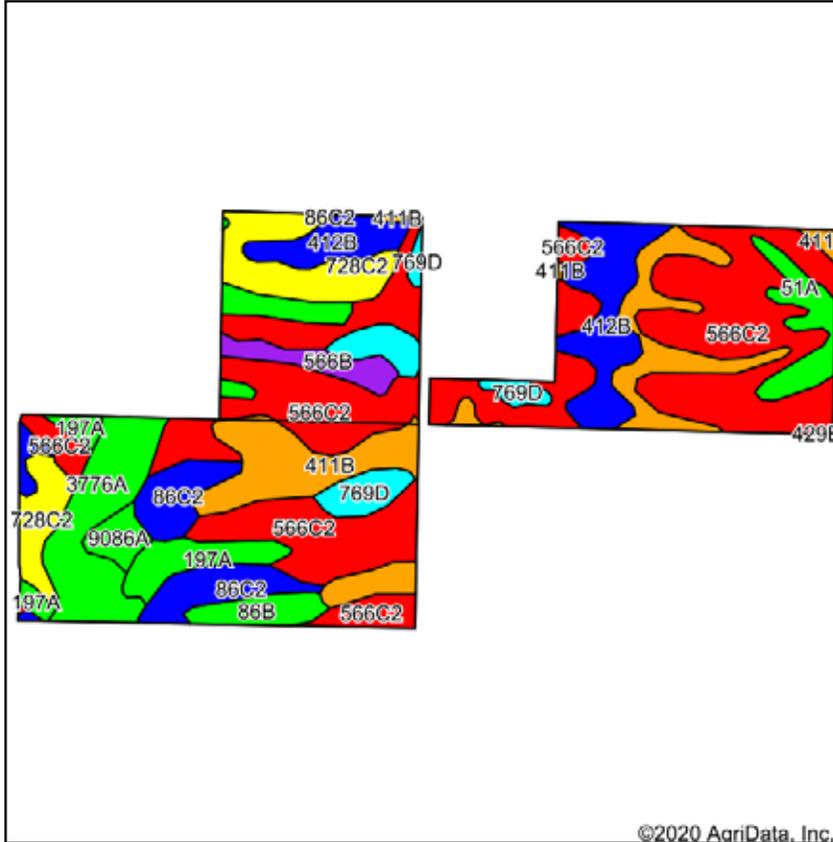
9/3/2020



Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

SURETY SOILS MAP

Winnebago County: Tracts 8-11



State: Illinois
 County: Winnebago
 Location: 33-28N-10E
 Township: Durand
 Acres: 175.92
 Date: 9/3/2020



Maps Provided By:
 
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Soils data provided by USDA and NRCS.

Area Symbol: IL201. Soil Area Version: 16													
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-leg e hay, T/A	Crop productivity index for optimum management
**566C2	Rockton and Dodgeville soils, 5 to 10 percent slopes, eroded	69.09	39.3%		FAV	**126	**43	**56	**68	0	**3.66	0.00	**96
**411B	Ashdale silt loam, 2 to 5 percent slopes	22.98	13.1%		FAV	**168	**53	**67	**92	0	**5.22	0.00	**124
**412B	Ogle silt loam, 2 to 5 percent slopes	16.40	9.3%		FAV	**175	**56	**69	**94	0	**5.84	0.00	**130
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	15.82	9.0%		FAV	185	61	69	89	0	0.00	5.52	138
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	12.98	7.4%		FAV	**153	**50	**61	**78	0	**4.44	0.00	**113
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	9.82	5.6%		FAV	**178	**56	**70	**95	0	**6.42	0.00	**131
197A	Troxel silt loam, 0 to 2 percent slopes	6.57	3.7%		FAV	191	60	73	100	0	6.90	0.00	140
51A	Muscatune silt loam, 0 to 2 percent slopes	5.32	3.0%		FAV	200	64	75	104	138	0.00	6.02	147
**769D	Edmund silt loam, 6 to 12 percent slopes	4.79	2.7%		UNF	**112	**39	**53	**61	0	**2.76	0.00	**85

SURETY SOILS MAP

Winnebago County: Tracts 8-11

Maps Provided By:



**566B	Rockton and Dodgeville soils, 2 to 5 percent slopes	3.62	2.1%		FAV	**134	**46	**59	**72	0	**3.90	0.00	**102
**86B	Osco silt loam, 2 to 5 percent slopes	3.37	1.9%		FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
**403C	Elizabeth silt loam, 5 to 10 percent slopes	2.78	1.6%		UNF	**76	**27	**32	**36	0	0.00	**2.65	**59
9086A	Osco silt loam, terrace, 0 to 2 percent slopes	2.38	1.4%		FAV	191	60	75	102	0	6.90	0.00	141
Weighted Average						152	49.9	62.4	80.5	4.2	3.99	0.72	113.7

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

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

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

a UNF = unfavorable; FAV = favorable

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

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

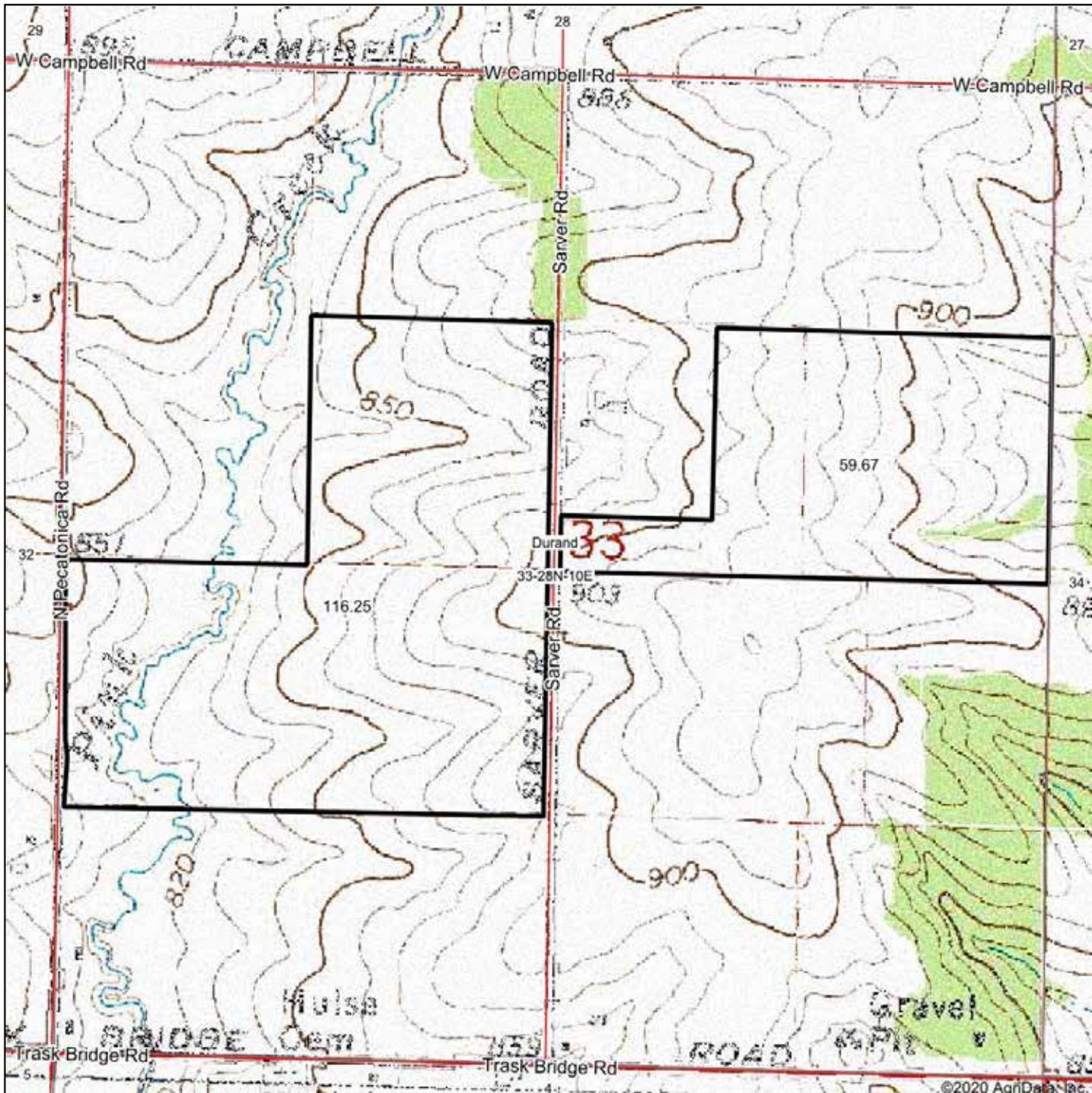
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

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

TOPOGRAPHY MAP

Winnebago County: Tracts 8-11

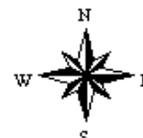


map center: 42° 22' 58.53, -89° 20' 59.66



33-28N-10E

Winnebago County
Illinois

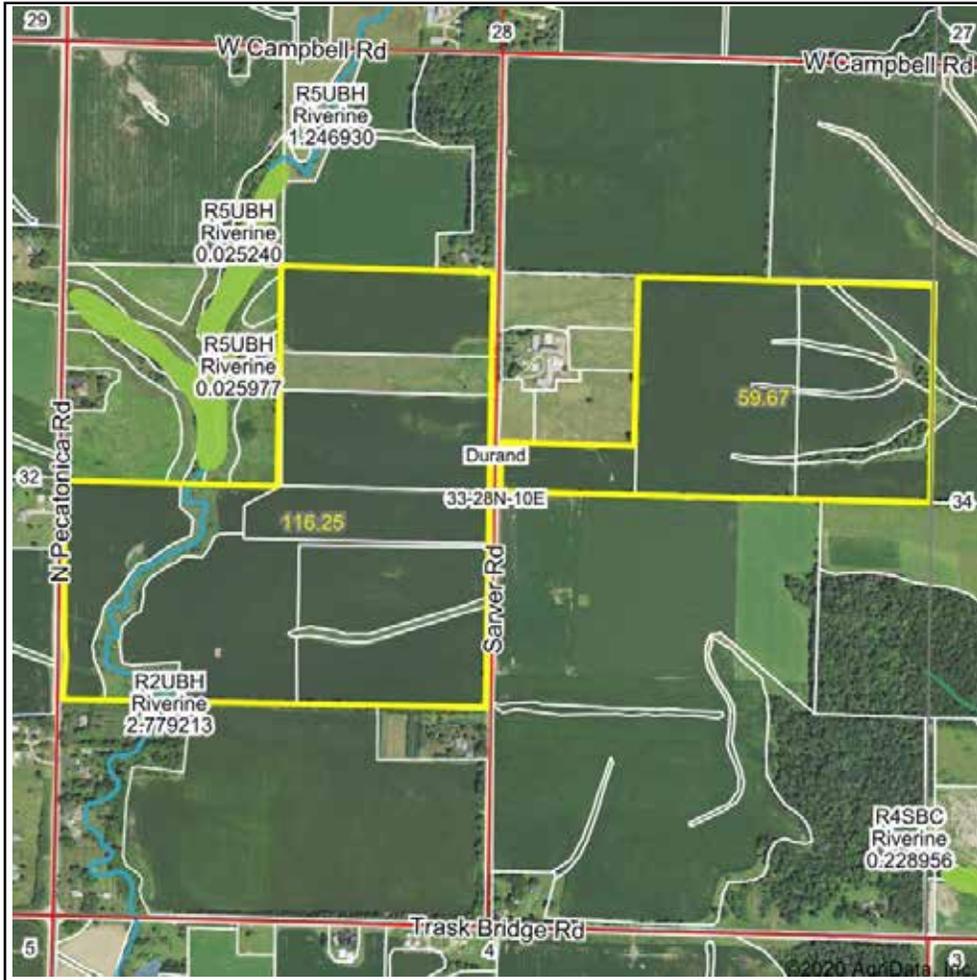


9/3/2020



WETLANDS MAP

Winnebago County: Tracts 8-11



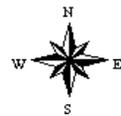
State: **Illinois**
 Location: **33-28N-10E**
 County: **Winnebago**
 Township: **Durand**
 Date: **9/3/2020**



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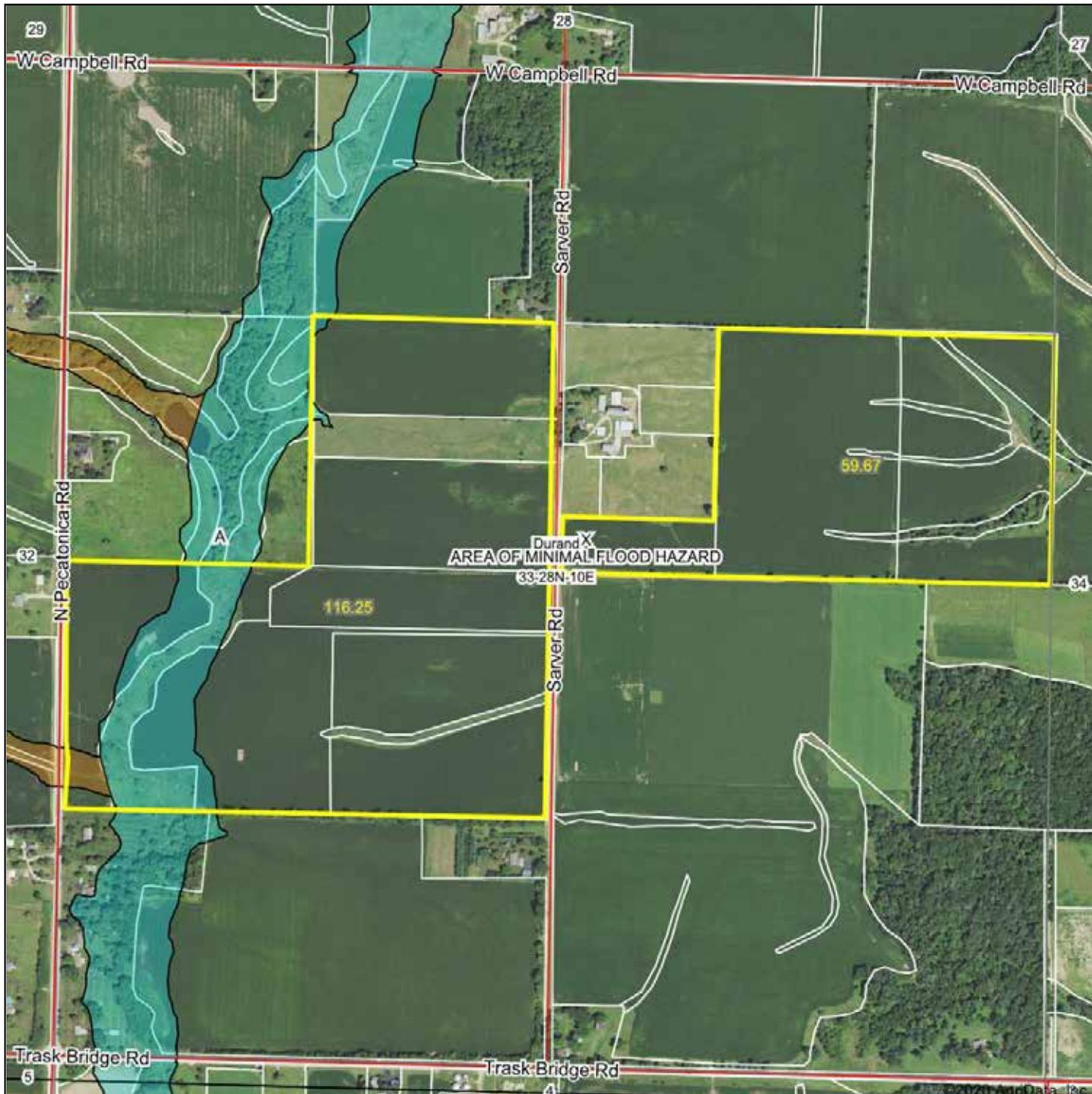
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Classification Code	Type	Acres
R2UBH	Riverine	1.28
Total Acres		1.28

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

FLOOD ZONE MAP

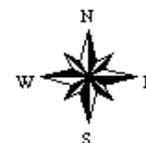
Winnebago County: Tracts 8-11



Map Center: 42° 22' 58.53, -89° 20' 59.66



33-28N-10E
Winnebago County
Illinois



9/3/2020





FSA INFORMATION

FSA INFORMATION

Ogle County (1-5)

ILLINOIS

OGLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9781

Prepared : 9/14/20 10:04 AM

Crop Year : 2020

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None
 Recon ID : 17-141-2017-20
 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
336.11	301.83	301.83	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	301.83	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	241.90	0.00	151	
Soybeans	57.47	0.00	47	0
TOTAL	299.37	0.00		

NOTES

--

Tract Number : 9009

Description :
 FSA Physical Location : ILLINOIS/OGLE
 ANSI Physical Location : ILLINOIS/OGLE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : IRON HORSE ACRES, LLC
 Other Producers :
 Recon ID : 17-141-2017-19

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
336.11	301.83	301.83	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	301.83	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

Ogle County (1-5)

ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9781
Prepared : 9/14/20 10:04 AM
Crop Year : 2020

Tract 9009 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	241.90	0.00	151
Soybeans	57.47	0.00	47
TOTAL	299.37	0.00	

NOTES

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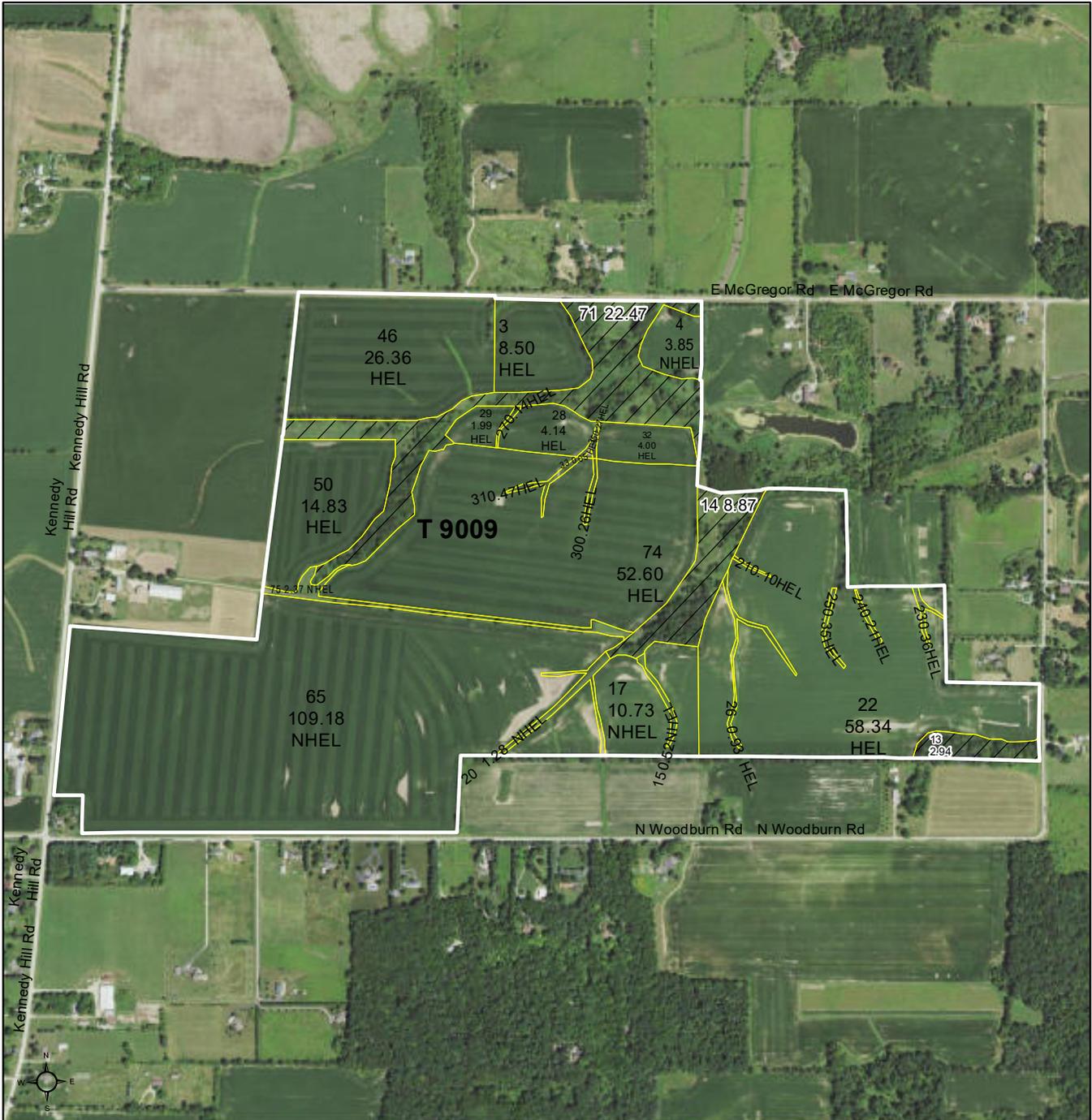
FSA INFORMATION

Ogle County: Tracts 1-5



United States
Department of
Agriculture

Ogle County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created March 13, 2020

Farm **9781**
Tract **9009**

Tract Cropland Total: 301.83 acres

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

FSA INFORMATION

Ogle County: Tracts 1-5

ARC/PLC Signup

Page 1 of 1



ARC/PLC Signup

[ARC/PLC Home](#) [About ARC/PLC](#) [Help](#) [Contact Us](#) [Exit ARC/PLC](#) [Logout of eAuth](#)

- ARC/PLC Menu
- Welcome: Diane
- Coutts
- Role: County
- Sign-Up
- State County Selection
- Search Selection
- Update Signatures
- Approve Contracts
- CCC Representative Electronic Approval
- Bulk Multiyear Rollover
- Cancel Contract
- Reports
- Producer Violations
- Email Address
- Nationwide Customer Service
- Physical County Breakout
- ARC-IC Yield
- IC Reporting
- IC Reporting Workbook
- Blank CCC-862
- Blank CCC-866
- Appendix

In order to update this multiyear contract you must first cancel it.

Elections

Program Year: 2020 State: Illinois(17) County: Ogle(141)
Farm Number: 9781
Operator:

This contract is currently approved.

Crop	2020 Election	PLC Set All	ARC-County Set All	ARC-Individual Set All
CORN	PLC	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SOYBEANS	ARC-County	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

[New Search](#)

[Continue](#)

Screen ID: ArcSignupWebApplication-Web-65
Last Modified: 09/09/2020

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FSA INFORMATION

Boone County: Tracts 6 & 7

This form is available electronically.

(See final page for Privacy Act and Paperwork Reduction Act Statements)

CCC-862 (09-04-19) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation AGRICULTURAL RISK COVERAGE - INDIVIDUAL OPTION (ARC-IC) CONTRACT	1. Program Year: 2020		
	2. State Code 17	3. County Code 111	4. Farm Number 9319
	5A. County FSA Office Name and Address (Including Zip Code) MCHENRY-LAKE COUNTY FARM SERVICE AGENCY 1648 S. EASTWOOD DRIVE WOODSTOCK, IL 60098-4655		
	5B. County Office Telephone Number (Including Area Code) (815)338-0444		5C. County Office Fax Number (Including Area Code) (855)832-8684

THIS ANNUAL ARC-IC CONTRACT is entered into between the Commodity Credit Corporation (CCC) and the undersigned producers on the farm identified in Item 4. Upon approval, this farm and the producers on the farm are enrolled in ARC-IC for the program year identified in Item 1. All producers with a share in covered commodities planted on the farm must execute this contract by the announced enrollment date of the applicable program year in order to participate and make themselves potentially eligible to receive payments.

The terms and conditions of the ARC-IC contract are contained in the CCC-862 and CCC-866 Appendix and the regulations at 7 CFR Part 1412. By signing this contract producers: (1) acknowledge receipt and agree to abide by the terms of the CCC-862 and CCC-866 Appendix; (2) agree to comply with the terms and conditions of the program and those governing payment limitation and eligibility and adjusted gross income limitation provisions; (3) agree that the terms and benefits of this program are subject to changes in law; (4) affirm that the producers on this farm have elected AR-IC for the applicable contract period and (5) certify that all the information contained on this form, whether or not personally entered by the producer, is true, correct, and accurate.

6. Multi-year Contract (2019 - 2023)

7. Commodity	8. Base Acres	9. 65% of Base Acres	7. Commodity	8. Base Acres	9. 65% of Base Acres	7. Commodity	8. Base Acres	9. 65% of Base Acres
CORN	64.25	41.76	SOYBEANS	36.4	23.66			

10A. Producer's Name and Address (Including Zip Code)			10A. Producer's Name and Address (Including Zip Code)		
10B. Email Address			10B. Email Address		
10C. Telephone No. (Including Area Code): (815) 765-2107			10C. Telephone No. (Including Area Code):		
11A. Refused Payment Information: <input type="checkbox"/> All ARC-IC Payments are Refused		11B. Producer's Initials	11A. Refused Payment Information: <input type="checkbox"/> All ARC-IC Payments are Refused		11B. Producer's Initials
		11C. Date Initialed (MM-DD-YYYY)			11C. Date Initialed (MM-DD-YYYY)
12A. Producer's Signature (By)			12A. Producer's Signature (By)		
12B. Title/Relationship of the Individual Signing in the Representative Capacity			12B. Title/Relationship of the Individual Signing in the Representative Capacity		
12C. Date (MM-DD-YYYY) 02-21-2020			12C. Date (MM-DD-YYYY)		

FOR FSA USE ONLY

13A. Signature of CCC Representative	13B. Date (MM-DD-YYYY) 02-24-2020
14. Remarks	
15. Employee's Initials:	

FSA INFORMATION

Boone County: Tracts 6 & 7

CCC-862 (09-04-19)

Page 2 of 2

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Agricultural Act of 2014 (7 U.S.C. 9015) as amended by the Agriculture Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1412. The information will be used to determine eligibility to participate in and receive benefits under the Agriculture Risk Coverage Program and Price Loss Coverage Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Agriculture Risk Coverage Program and Price Loss Coverage Program.*

Paperwork Reduction Act (PRA) Statement: *The information collection is exempted from the Paperwork Reduction Act as specified in 7 U.S.C. 9091(c)(2)(B).*

*The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.***

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 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Boone County: Tracts 6 & 7

ILLINOIS
MCHENRY



United States Department of Agriculture
Farm Service Agency

FARM : 9319

Prepared : 9/22/20 11:27 AM

Form: FSA-156EZ

Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Recon ID :

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
115.62	109.67	109.67	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	109.67	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	64.25	0.00	145	
Soybeans	36.40	0.00	46	
TOTAL	100.65	0.00		

NOTES

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Tract Number : 11931

Description : Boone Twp sec 1

FSA Physical Location : ILLINOIS/BOONE

ANSI Physical Location : ILLINOIS/BOONE

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : IRON HORSE ACRES, LLC

Other Producers : None

Recon ID : None

The USDA/FSA information provided here includes some acres NOT included in the auction property.

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
115.62	109.67	109.67	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	109.67	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

Boone County: Tracts 6 & 7

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9319
Prepared : 9/22/20 11:27 AM
Crop Year : 2020

Tract 11931 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	64.25	0.00	145
Soybeans	36.40	0.00	46
TOTAL	100.65	0.00	

NOTES

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The USDA/FSA information provided here includes some acres NOT included in the auction property.

FSA INFORMATION

Boone County: Tracts 6 & 7



United States
Department of
Agriculture

McHenry County, Illinois

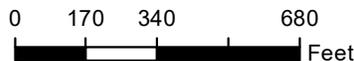
The USDA/FSA information provided here includes some acres NOT included in the auction property.



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary



2020 Program Year

Map Created March 12, 2020

Wetland Determination Identifiers

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

Farm **9319**

Tract **11931**

Tract Cropland Total: 109.67 acres

IL111_T11931

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

Winnebago County: Tracts 8-11

Illinois U.S. Department of Agriculture FARM: 4552
 Winnebago Farm Service Agency Prepared: 9/16/20 12:39 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020 Page: 1 of 2
 DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier
Not Applicable

Farms Associated with Operator:

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
178.49	159.4	159.4	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	159.4	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.57	58	0.0
CORN	19.72	145	0.0
SOYBEANS	18.41	50	0.0
Total Base Acres:	38.7		

Tract Number: 8394 Description B5 (2) DURAND TWP SEC 33
 FSA Physical Location : Winnebago, IL ANSI Physical Location: Winnebago, IL
 BIA Range Unit Number:
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
178.49	159.4	159.4	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	159.4	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.57	58	0.0
CORN	19.72	145	0.0
SOYBEANS	18.41	50	0.0

FSA INFORMATION

Winnebago County: Tracts 8-11

Illinois
Winnebago

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4552
Prepared: 9/16/20 12:39 PM
Crop Year: 2020
Page: 2 of 2

Report ID: FSA-156EZ

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
Total Base Acres:	38.7		

Owners: IRON HORSE ACRES, LLC

Other Producers:

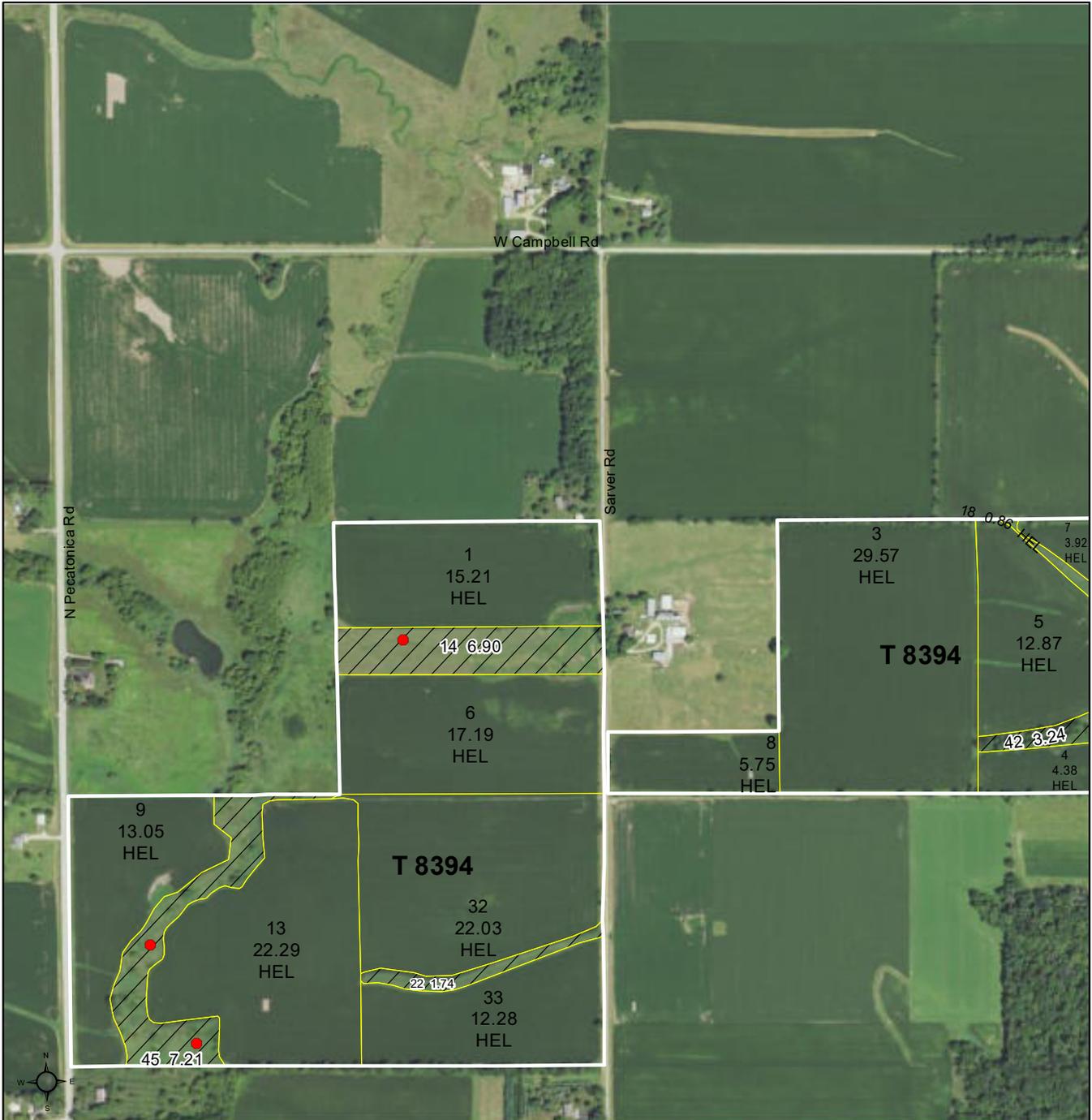
FSA INFORMATION

Winnebago County: Tracts 8-11



United States
Department of
Agriculture

Winnebago County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created March 25, 2020

Farm 4552

Tract 8394

Tract Cropland Total: 159.40 acres

IL201_T8394_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

Winnebago County: Tracts 8-11



United States
Department of
Agriculture

Winnebago County, Illinois



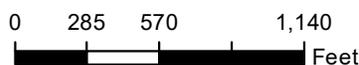
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created March 25, 2020

Farm **4552**

Tract **8394**

Tract Cropland Total: 159.40 acres

IL201_T8394_A2

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COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Ogle County: Tracts 1-5

OGLE COUNTY
LINDA L. BECK, COUNTY COLLECTOR
 OGLE COUNTY COURTHOUSE
 P.O. BOX 40
 OREGON, IL 61061-0040

2019 REAL ESTATE TAX BILL

PLEASE READ the instructions on the back of this bill regarding when and where to pay your taxes. Additional information is provided for changing your mailing address and tax exemptions in which you might be entitled.

The County Treasurer only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

THIS IS THE ONLY NOTICE YOU WILL RECEIVE FOR BOTH INSTALLMENTS.

ASSESSED TO: IRON HORSE ACRES LLC

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 1803 WOODFIELD DR STE B
 SAVOY IL 61874-9505

RECEIPT PORTION - KEEP FOR YOUR RECORDS
2019 OGLE COUNTY REAL ESTATE TAX
 PAY TO: OGLE COUNTY COLLECTOR

PROPERTY DESCRIPTION		PARCEL NUMBER (PIN)	
PT SEC 9 AND PT W2 SEC 10-25-11 345.37		05-09-200-004	
ACRES	TAXABLE VALUE	CLASS CODE	TAX CODE
345.37	88,664	0021	00341
LOCATION OF PROPERTY		TOWNSHIP	
		Byron	

TAXING BODY	PRIOR RATE	PRIOR AMOUNT	CURRENT RATE	CURRENT AMOUNT
OGLE COUNTY	0.56330	\$448.76	0.55938	\$495.97
OGLE CO. MENTAL HEALTH	0.05215	\$41.55	0.06924	\$52.53
OGLE CO. EXTENSION	0.00898	\$7.14	0.00858	\$7.81
OGLE CO. VETERANS ASSISTANCE	0.00409	\$3.26	0.00458	\$4.06
OGLE CO. SENIOR SERVICES	0.01560	\$12.35	0.01558	\$13.81
OGLE COUNTY PENSION	0.12573	\$100.17	0.10841	\$96.12
BYRON FIRE DISTRICT	0.44167	\$352.03	0.44326	\$393.01
BYRON FIRE DISTRICT PENSION	0.04494	\$35.80	0.06309	\$55.94
ROCK VALLEY COM COL 511	0.49802	\$398.76	0.46975	\$416.50
BYRON UNIT 226	3.98170	\$3,172.14	3.87982	\$3,440.01
BYRON UNIT 226 PENSION	0.05328	\$42.45	0.01506	\$13.35
BYRON LIBRARY DIST	0.15920	\$128.83	0.15971	\$141.00
BYRON LIBRARY DIST PENSION	0.01039	\$8.28	0.01178	\$10.43
BYRON MUSEUM DISTRICT	0.03810	\$28.76	0.03648	\$32.34
BYRON PARK DIST	0.49817	\$398.69	0.49940	\$442.78
BYRON PARK DIST PENSION	0.00883	\$7.03	0.00598	\$5.04
BYRON TOWNSHIP ROAD	0.44406	\$353.77	0.44514	\$394.68
BYRON FOREST PRES	0.45950	\$366.08	0.45218	\$400.92
BYRON FOREST PRES PENSION	0.01931	\$15.38	0.01501	\$13.31
BYRON TOWNSHIP	0.20391	\$162.45	0.20564	\$182.33
Totals	7.62901	\$6,077.88	7.45775	\$6,612.34

FORMULA FOR TAX CALCULATION - 2019

LAND	0
STRUCTURES/BLDGS.	0
FARM BLDG	0
FARM LAND	88,664
BD OF REVIEW EQUALIZED VALUE	88,664
HOME IMPROVEMENT EXEMPTION	0
VET AFFAIRS DISABILITY EXEMPTION	0
VALUE PRIOR TO STATE EQUALIZE	88,664
STATE EQUALIZATION FACTOR**	X 1.0000
STATE EQUALIZED VALUE	88,664
OWNER OCCUPIED EXEMPTION	0
SENIOR HOMESTEAD EXEMPTION	0
SENIOR ASSESSMENT FREEZE	0
DISABLED PERSONS' EXEMPTION	0
RETURNING VETERANS' EXEMPTION	0
DISABLED VETERANS' EXEMPTION	0
MISC. EXEMPTION	0
TAXABLE VALUE	88,664
TAX RATE	X 7.45775
TOTAL TAX	\$6,612.34

***NOT TO BE USED FOR FARM LAND AND FARM BUILDINGS

INTEREST 1/4% PER MONTH	TOTAL TAX DUE	\$6,612.34
1877 EQUALIZED VALUE	FAR MARKET VALUE	

STAMP PAID HERE
INSTALLMENT

FIRST INSTALLMENT DUE DATE:	07/01/2020	AMOUNT:	\$3,306.17	SECOND INSTALLMENT DUE DATE:	09/11/2020	AMOUNT:	\$3,306.17
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DUPLICATE



1st

PARCEL NUMBER	05-09-200-004	UNPAID PRIOR YEAR(S) OR AMOUNT	
	CURRENT TAX DUE	\$3,306.17	
DUE DATE	07/01/2020	TAX PAYMENT - 1ST INST	
TOTAL TAX	\$6,612.34	INTEREST	COSTS
		TOTAL PAID	

DUPLICATE



2nd

PARCEL NUMBER	05-09-200-004	UNPAID PRIOR YEAR(S) OR AMOUNT	
	CURRENT TAX DUE	\$3,306.17	
DUE DATE	09/11/2020	TAX PAYMENT - 2ND INST	
TOTAL TAX	\$6,612.34	INTEREST	COSTS
		TOTAL PAID	

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 1803 WOODFIELD DR STE B
 SAVOY IL 61874-9505

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 1803 WOODFIELD DR STE B
 SAVOY IL 61874-9505

FIRST INSTALLMENT - 2019 CHECK CASH BANK OTHER

SECOND INSTALLMENT - 2019 CHECK CASH BANK OTHER

COUNTY TAX INFORMATION

Boone County: Tract 6

CURTIS P. NEWPORT
BOONE COUNTY TREASURER
 1212 LOGAN AVENUE, STE 104
 BELVIDERE, IL 61008

FIRST INSTALLMENT	SECOND INSTALLMENT
DUE 06/01/2020	DUE 09/01/2020
PROPERTY DESC: 1-45-4 E 1/2 LOT 1 NE (EX RR)	

2019 BOONE COUNTY REAL ESTATE TAX BILL

PERMANENT PROPERTY NUMBER 04-01-200-004	
FIRST DUE DATE 06/01/2020	TOWNSHIP Boone Township
FIRST INSTALLMENT \$756.27	FAIR CASH VALUE
SECOND DUE DATE 09/01/2020	LAND 0
SECOND INSTALLMENT \$756.27	+ DWELLING 0
ACRES 37.79	= ASSESSMENT TOTAL 0
TAX CODE 04002	- VETERANS EXEMPTION 0
CLASS CODE 0021	- HOME IMPROVEMENT 0
COST	= VALUE TO BE EQUALIZED 0
PENALTY	x STATE MULTIPLIER 1.0000
	= STATE VALUE 0
	- SENIOR FREEZE 0
	- OWNER EXEMPTION 0
	- SENIOR EXEMPTION 0
	- RETURNING VETERAN 0
	- DISABLED VETERAN 0
	+ FARM LAND 14,701
	+ FARM BUILDINGS 0
	= TAXABLE VALUE 14,701
	x TAX RATE 10.28863
	= TOTAL TAX \$1,512.54
	- ENTERPRISE ZONE ABATE \$0.00
	= TOTAL AMOUNT DUE \$1,512.54

NAME: IRON HORSE ACRES LLC c/o HANCOCK FARMLAND SERVICES 301 E MAIN ST TURLOCK CA 95380-4537
--

2018 TAXABLE VALUE	BOONE COUNTY ITEMIZED STATEMENT	2019 TAXABLE VALUE	TAX RATE	TAX AMOUNT	TAX RATE	TAX AMOUNT
13,684		14,701	1.15155	\$157.59	1.12445	\$165.31
	COUNTY		0.10687	\$14.62	0.10415	\$15.31
	COUNTY CONSERVATION		0.49993	\$68.41	0.47191	\$69.38
	ROCK VALLEY COLLEGE 511		7.47912	\$1,023.44	7.08193	\$1,041.11
	SCHOOL DISTRICT 200		0.54977	\$75.23	0.52871	\$77.73
	CAPRON FPD		0.01871	\$2.58	0.01824	\$2.68
	HISTORICAL MUSEUM		0.13084	\$17.90	0.12631	\$18.57
	CAPRON RESCUE		0.26251	\$35.92	0.25036	\$36.81
	BOONE TOWNSHIP		0.61085	\$83.59	0.58257	\$85.64
	BOONE TWP ROAD					
10.81015	*TOTALS*	10.28863		\$1,479.26		\$1,512.54

TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX.

CAPRON FPD	2.53	COUNTY	29.27
COUNTY CONSERVATION	1.46	ROCK VALLEY COLLEGE 511	0.00
SCHOOL DISTRICT 200	63.21		

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 04-01-200-004



FORFEITED TAXES OR YRS SOLD	DUE DATE
	06/01/2020
FOR THE YEAR	FIRST INSTALLMENT
2019	\$756.27
TAX CODE	PENALTY
04002	
TOTAL TAX	COSTS
\$1,512.54	
TOTAL PAID	

CASH CHECK

PAY TO:
BOONE COUNTY TREASURER
BELVIDERE, IL 61008-2690

IRON HORSE ACRES LLC
c/o HANCOCK FARMLAND SERVICES
301 E MAIN ST
TURLOCK CA 95380-4537

FIRST INSTALLMENT

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 04-01-200-004



FORFEITED TAXES OR YRS SOLD	DUE DATE
	09/01/2020
FOR THE YEAR	SECOND INSTALLMENT
2019	\$756.27
TAX CODE	PENALTY
04002	
TOTAL TAX	COSTS
\$1,512.54	
TOTAL PAID	

CASH CHECK

PAY TO:
BOONE COUNTY TREASURER
BELVIDERE, IL 61008-2690

IRON HORSE ACRES LLC
c/o HANCOCK FARMLAND SERVICES
301 E MAIN ST
TURLOCK CA 95380-4537

SECOND INSTALLMENT

COUNTY TAX INFORMATION

Boone County: Part of Tract 7

CURTIS P. NEWPORT
BOONE COUNTY TREASURER
 1212 LOGAN AVENUE, STE 104
 BELVIDERE, IL 61008

FIRST INSTALLMENT	SECOND INSTALLMENT
DUE 06/01/2020	DUE 09/01/2020
PROPERTY DESC: 1-45-4 N 30 ACS LOT 2 NE	

2019 BOONE COUNTY REAL ESTATE TAX BILL

PERMANENT PROPERTY NUMBER 04-01-200-001	
FIRST DUE DATE 06/01/2020	TOWNSHIP Boone Township
FIRST INSTALLMENT \$417.10	FAIR CASH VALUE
SECOND DUE DATE 09/01/2020	LAND 0
SECOND INSTALLMENT \$417.10	+ DWELLING 0
ACRES 30.00	= ASSESSMENT TOTAL 0
TAX CODE 04002	- VETERANS EXEMPTION 0
CLASS CODE 0021	- HOME IMPROVEMENT 0
COST	+ VALUE TO BE EQUALIZED 0
PENALTY	x STATE MULTIPLIER 1.0000
	= STATE VALUE 0
	- SENIOR FREEZE 0
	- OWNER EXEMPTION 0
	- SENIOR EXEMPTION 0
	- RETURNING VETERAN 0
	- DISABLED VETERAN 0
	+ FARM LAND 8,108
	+ FARM BUILDINGS 0
	= TAXABLE VALUE 8,108
	x TAX RATE 10.28863
	= TOTAL TAX \$834.20
	- ENTERPRISE ZONE ABATE \$0.00
	= TOTAL AMOUNT DUE \$834.20

NAME: IRON HORSE ACRES LLC
 c/o HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4537

2018 TAXABLE VALUE	BOONE COUNTY ITEMIZED STATEMENT	2019 TAXABLE VALUE	TAX RATE	TAX AMOUNT	TAX RATE	TAX AMOUNT
7,311		8,108				
1.15155	\$94.20 COUNTY	1.12445	\$91.18			
0.10687	\$7.81 COUNTY CONSERVATION	0.10415	\$8.44			
0.49993	\$36.55 ROCK VALLEY COLLEGE 511	0.47191	\$38.26			
7.47912	\$546.80 SCHOOL DISTRICT 200	7.08193	\$574.20			
0.54977	\$40.19 CAPRON FPD	0.52871	\$42.87			
0.01871	\$1.37 HISTORICAL MUSEUM	0.01824	\$1.48			
0.13084	\$9.57 CAPRON RESCUE	0.12631	\$10.24			
0.26251	\$19.19 BOONE TOWNSHIP	0.25036	\$20.30			
0.61085	\$44.66 BOONE TWP ROAD	0.58257	\$47.23			
10.81015	\$790.34	10.28863	\$834.20	*TOTALS*		

TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX.
 CAPRON FPD 1.40 COUNTY 16.14
 COUNTY CONSERVATION 0.81 ROCK VALLEY COLLEGE 511 0.00
 SCHOOL DISTRICT 200 34.87

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 04-01-200-001



FORFEITED TAXES OR YRS SOLD	DUE DATE
	06/01/2020
FOR THE YEAR	FIRST INSTALLMENT
2019	\$417.10
TAX CODE	PENALTY
04002	
TOTAL TAX	COSTS
\$834.20	
TOTAL PAID	

CASH CHECK

PAY TO:
 BOONE COUNTY TREASURER
 BELVIDERE, IL 61008-2690

IRON HORSE ACRES LLC
 c/o HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4537

FIRST INSTALLMENT

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 04-01-200-001



FORFEITED TAXES OR YRS SOLD	DUE DATE
	09/01/2020
FOR THE YEAR	SECOND INSTALLMENT
2019	\$417.10
TAX CODE	PENALTY
04002	
TOTAL TAX	COSTS
\$834.20	
TOTAL PAID	

CASH CHECK

PAY TO:
 BOONE COUNTY TREASURER
 BELVIDERE, IL 61008-2690

IRON HORSE ACRES LLC
 c/o HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4537

SECOND INSTALLMENT

COUNTY TAX INFORMATION

Boone County: Part of Tract 7

CURTIS P. NEWPORT
BOONE COUNTY TREASURER
 1212 LOGAN AVENUE, STE 104
 BELVIDERE, IL 61008

FIRST INSTALLMENT	SECOND INSTALLMENT
DUE 06/01/2020	DUE 09/01/2020
PROPERTY DESC: 1-45-4 PT N 1/2 NE (EX N 30 ACS & EX BEG 567 E 466.39' TO POB)	

2019 BOONE COUNTY REAL ESTATE TAX BILL

NAME:
IRON HORSE ACRES LLC
 c/o HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4537

PERMANENT PROPERTY NUMBER 04-01-200-005	TOWNSHIP Boone Township
FIRST DUE DATE 06/01/2020	FAIR CASH VALUE
FIRST INSTALLMENT \$642.84	LAND 0
SECOND DUE DATE 09/01/2020	* DWELLING 0
SECOND INSTALLMENT \$642.84	= ASSESSMENT TOTAL 0
ACRES 45.00	* VETERANS EXEMPTION 0
TAX CODE 04002	* HOME IMPROVEMENT 0
CLASS CODE 0021	= VALUE TO BE EQUALIZED 0
COST	* STATE MULTIPLIER 1.0000
PENALTY	= STATE VALUE 0
	* SENIOR FREEZE 0
	* OWNER EXEMPTION 0
	* SENIOR EXEMPTION 0
	* RETURNING VETERAN 0
	* DISABLED VETERAN 0
	+ FARM LAND 12,496
	+ FARM BUILDINGS 0
	= TAXABLE VALUE 12,496
	x TAX RATE 10.28863
	= TOTAL TAX \$1,285.68
	- ENTERPRISE ZONE ABATE \$0.00
	= TOTAL AMOUNT DUE \$1,285.68

2018 TAXABLE VALUE		BOONE COUNTY ITEMIZED STATEMENT	2019 TAXABLE VALUE	
TAX RATE	TAX AMOUNT		TAX RATE	TAX AMOUNT
	11,281			12,496
1.15155	\$129.91	COUNTY	1.12445	\$140.53
0.10687	\$12.06	COUNTY CONSERVATION	0.10415	\$13.01
0.49093	\$56.40	ROCK VALLEY COLLEGE 511	0.47191	\$58.97
7.47912	\$843.72	SCHOOL DISTRICT 200	7.08193	\$884.96
0.54977	\$62.02	CAPRON FPD	0.52871	\$66.07
0.01671	\$2.11	HISTORICAL MUSEUM	0.01824	\$2.28
0.13084	\$14.76	CAPRON RESCUE	0.12631	\$15.78
0.28251	\$29.61	BOONE TOWNSHIP	0.25036	\$31.28
0.61085	\$68.91	BOONE TWP ROAD	0.58257	\$72.80
10.81015	\$1,219.50	*TOTALS*	10.28863	\$1,285.68

TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX.

CAPRON FPD	2.15	COUNTY	24.87
COUNTY CONSERVATION	1.24	ROCK VALLEY COLLEGE 511	0.00
SCHOOL DISTRICT 200	53.73		

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 04-01-200-005



FORFEITED TAXES OR YRS SOLD	DUE DATE
	06/01/2020
FOR THE YEAR	FIRST INSTALLMENT
2019	\$642.84
TAX CODE	PENALTY
04002	
TOTAL TAX	COSTS
\$1,285.68	
TOTAL PAID	

CASH CHECK

PAY TO:
 BOONE COUNTY TREASURER
 BELVIDERE, IL 61008-2690

IRON HORSE ACRES LLC
 c/o HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4537

FIRST INSTALLMENT

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 04-01-200-005



FORFEITED TAXES OR YRS SOLD	DUE DATE
	09/01/2020
FOR THE YEAR	SECOND INSTALLMENT
2019	\$642.84
TAX CODE	PENALTY
04002	
TOTAL TAX	COSTS
\$1,285.68	
TOTAL PAID	

CASH CHECK

PAY TO:
 BOONE COUNTY TREASURER
 BELVIDERE, IL 61008-2690

IRON HORSE ACRES LLC
 c/o HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4537

SECOND INSTALLMENT

COUNTY TAX INFORMATION

Winnebago County: Tracts 8 & 9

104933 Change of Address Form Date: ___/___/___

357 501A 05-33-300-006 **New Name / Address**

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4357

Phone: (____) _____ - _____

Reason for Change Signature



Property Code Parcel ID
 357 501A 05-33-300-006

WINNEBAGO COUNTY TREASURER AND COLLECTOR Ph. No. (815) 319-4400 2019

ABBREVIATED LEGAL DESCRIPTION
 N 1/2 SW1/4 (EXC THAT PT TO STATE OF IL BY 95- 22706) S

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES Paid on
 301 E MAIN ST 06/15/2020
 TURLOCK CA 95380-4357

Formula for Tax Calculation - 2019		Parcel ID: 05-33-300-006
Board of Review Assessed Value		18,826
Township Equalization factor	X	1.0000
Board of Review Equalized Value	=	18,826
Home Improvement Exemption	-	0
Disabled Vet Adapted Housing Exemption	-	0
Department of Revenue Assessed Value	=	18,826
State Multiplier for Winn Cnty	X	1.0000
Revised Equalized Value	=	18,826
Senior Freeze Exemption	-	0
FAF/VAE Exemption	-	0
General Homestead Exemption	-	0
Senior Citizen (over 65) Exemption	-	0
Disabled Person / Disabled Vet Exemption	-	0
Returning Veteran Exemption	-	0
Taxable Value	=	18,826
Tax Rate for Tax Code 230	X	9.7836
Calculated Tax	=	\$1,841.86
Abatements	-	0
Non AD Valorem Tax	+	0.00

06/19/2020 \$0.00

THIS IS THE ONLY NOTICE YOU WILL RECEIVE FOR BOTH INSTALLMENTS.

Township Assessor Phone Number: 815-248-4610 **TOTAL TAX DUE:**
\$1,841.86



Property Code Parcel ID
 357 501A 05-33-300-006

Location of Property: SARVER RD Fair Market Value: 0

IRON HORSE ACRES LLC Paid on
 C/O HANCOCK FARMLAND SERVICES 06/15/2020
 301 E MAIN ST
 TURLOCK CA 95380-4357

Taxing Body	Prior Rate	Prior Tax	Current Rate	Current Tax
WINNEBAGO COUNTY	0.7718	130.09	0.7465	140.53
- PENSION	0.2455	41.37	0.2106	41.34
FOREST PRESERVE	0.1099	18.52	0.1050	19.77
- PENSION	0.0048	0.81	0.0057	1.07
DURAND TOWNSHIP	0.1796	30.27	0.1750	32.95
FIRE 1	0.7587	127.87	0.7453	140.31
DURAND UNIT SD #322	7.3049	1,231.17	6.8012	1,280.40
- PENSION	0.2670	45.00	0.1954	36.78
COMMUNITY COLLEGE 511	0.4987	84.05	0.4703	88.54
- PENSION	0.0000	0.00	0.0000	0.00
DUI/LA MULTI TOWNSHIP	0.0407	6.96	0.0399	7.51
DURAND TWSP ROAD	0.2870	48.37	0.2797	52.66
Totals:	10.4686	1,764.38	9.7836	1,841.86

09/04/2020 \$0.00

1

2

COUNTY TAX INFORMATION

Winnebago County: Tract 10

104031 **Change of Address Form** Date: ___/___/___

357 252 05-33-100-007 **New Name / Address**

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4357

Phone: (____) _____ - _____

Reason for Change _____ Signature _____


 Property Code Parcel ID
 357 252 05-33-100-007

WINNEBAGO COUNTY TREASURER AND COLLECTOR Ph. No. (815) 319-4400 2019

ABBREVIATED LEGAL DESCRIPTION

SE1/4 NW1/4 SEC: 33 TWP: 028 RANGE: 010 ACRES: 40.00

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4357

Paid on
 06/15/2020

Formula for Tax Calculation - 2019 Parcel ID: 05-33-100-007

Board of Review Assessed Value		6,276
Township Equalization factor	X	1,0000
Board of Review Equalized Value	=	6,276
Home Improvement Exemption	-	0
Disabled Vet Adapted Housing Exemption	-	0
Department of Revenue Assessed Value	=	6,276
State Multiplier for Winn Cnty	X	1,0000
Revised Equalized Value	=	6,276
Senior Freeze Exemption	-	0
FAF/VAF Exemption	-	0
General Homestead Exemption	-	0
Senior Citizen (over 65) Exemption	-	0
Disabled Person / Disabled Vet Exemption	-	0
Returning Veteran Exemption	-	0
Taxable Value	=	6,276
Tax Rate for Tax Code 230	X	9.7836
Calculated Tax	=	\$614.02
Abatements	-	0
Non AD Valorem Tax	+	0.00

06/19/2020 \$0.00

THIS IS THE ONLY NOTICE YOU WILL RECEIVE FOR BOTH INSTALLMENTS.

Township Assessor Phone Number: 815-248-4610 **TOTAL TAX DUE:**
\$614.02


 Property Code Parcel ID
 357 252 05-33-100-007

Location of Property: SARVER RD Fair Market Value: 0

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4357

Paid on
 06/15/2020

Taxing Body	Prior Rate	Prior Tax	Current Rate	Current Tax
WINNEBAGO COUNTY	0.7718	41.07	0.7465	46.85
- PENSION	0.2455	13.07	0.2196	13.78
FOREST PRESERVE	0.1099	5.84	0.1050	6.59
- PENSION	0.0048	0.26	0.0057	0.36
DURAND TOWNSHIP	0.1796	9.56	0.1750	10.98
FIRE 1	0.7587	40.38	0.7453	46.78
DURAND UNIT SD #322	7.3049	388.77	6.8012	426.84
- PENSION	0.2670	14.21	0.1954	12.27
COMMUNITY COLLEGE 511	0.4987	26.54	0.4703	29.52
- PENSION	0.0000	0.00	0.0000	0.00
DUI/LA MULTI TOWNSHIP	0.0407	2.17	0.0399	2.60
DURAND TWSP ROAD	0.2870	15.27	0.2797	17.55
Totals:	10.4686	557.14	9.7836	614.02

09/04/2020 \$0.00

1

2

COUNTY TAX INFORMATION

Winnebago County: Tract 11

104932 **Change of Address Form** Date: ___/___/___

357 003A 05-33-200-006 **New Name / Address**

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4357

Phone: (____) _____ - _____

Reason for Change _____ Signature _____


 Property Code 357 003A Parcel ID 05-33-200-006

1

WINNEBAGO COUNTY TREASURER AND COLLECTOR Ph. No. (815) 319-4400 2019

ABBREVIATED LEGAL DESCRIPTION
 S 1/2 NE1/4 (EXC N 1026.4 FT MEAS ON W LN W 845.15 FT M

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4357

Paid on 06/15/2020

Formula for Tax Calculation - 2019		Parcel ID: 05-33-200-006
Board of Review Assessed Value		9,483
Township Equalization factor	x	1,0000
Board of Review Equalized Value	=	9,483
Home Improvement Exemption	-	0
Disabled Vet Adapted Housing Exemption	-	0
Department of Revenue Assessed Value	=	9,483
State Multiplier for Winn Cnty	x	1,0000
Revised Equalized Value	=	9,483
Senior Freeze Exemption	-	0
FAF/VAE Exemption	-	0
General Homestead Exemption	-	0
Senior Citizen (over 65) Exemption	-	0
Disabled Person / Disabled Vet Exemption	-	0
Returning Veteran Exemption	-	0
Taxable Value	=	9,483
Tax Rate for Tax Code 230	x	9,7836
Calculated Tax	=	\$927.78
Abatements	-	0
Non AD Valorem Tax	+	0.00

06/19/2020 \$0.00

THIS IS THE ONLY NOTICE YOU WILL RECEIVE FOR BOTH INSTALLMENTS.

Township Assessor Phone Number: 815-248-4610 **TOTAL TAX DUE: \$927.78**


 Property Code 357 003A Parcel ID 05-33-200-006

Location of Property: SARVER RD Fair Market Value: 0

IRON HORSE ACRES LLC
 C/O HANCOCK FARMLAND SERVICES
 301 E MAIN ST
 TURLOCK CA 95380-4357

Paid on 06/15/2020

Taxing Body	Prior Rate	Prior Tax	Current Rate	Current Tax
WINNEBAGO COUNTY	0.7718	64.46	0.7465	70.78
- PENSION	0.2455	20.50	0.2198	20.83
FOREST PRESERVE	0.1099	9.18	0.1050	9.98
- PENSION	0.0048	0.40	0.0057	0.54
DURAND TOWNSHIP	0.1796	15.00	0.1750	16.60
FIRE 1	0.7587	63.37	0.7453	70.68
DURAND UNIT SD #322	7.3049	610.11	6.8012	644.96
- PENSION	0.2870	22.30	0.1954	18.53
COMMUNITY COLLEGE 511	0.4987	41.65	0.4703	44.60
- PENSION	0.0000	0.00	0.0000	0.00
DULA MULTI TOWNSHIP	0.0407	3.40	0.0399	3.78
DURAND TWSP ROAD	0.2870	23.87	0.2797	26.52
Totals:	10.4686	874.34	9.7836	927.78

09/04/2020 \$0.00

2

PRELIMINARY TITLE

PRELIMINARY TITLE

Ogle County: Tracts 1-5

 Schedule A	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
	File No: NCS-1014212-2B-WA1

Transaction Identification Data for reference only:

Commitment No.: NCS-1014212-2B-WA1

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

Property Address: Ogle County, IL, , IL
Revision Date: Rev. 09/02/2020, Update eff date, taxes,
waived Req.#12

Customer Reference:

Title Inquiries to:
Escrow Inquiries to:

SCHEDULE A

1. Commitment Date: July 27, 2020
2. Policy to be issued:
 - (a) 2006 ALTA® Owner Policy
Proposed Insured: To Be Furnished
Proposed Policy Amount: \$1,000.00
 - (b) 2006 ALTA® Lender Policy
Proposed Insured:None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Title described or referred to in this Commitment and covered herein is Fee Simple and Title to the estate or interest in said Land is [at the effective date hereof vested in:](#)

Iron Horse Acres LLC, a Delaware limited liability company
4. The Land referred to in this Commitment is described as follows:

A PART OF SECTION 9, AND ALSO A PART OF THE W 1/2 OF SECTION 10, ALL IN TOWNSHIP 25 NORTH, RANGE 11 EAST OF THE 4TH P.M., OGLE COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A MAG NAIL AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 10; THENCE N 89°43'29" E, ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 332.84 FEET TO MAG NAIL AT THE NORTHEAST CORNER OF THE W1/2 OF THE W1/2 OF THE NW1/4 OF SAID NW1/4; THENCE S 00°44'11" E, ALONG THE EAST LINE OF SAID W1/2 OF THE W1/2, A DISTANCE OF 1322.14 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N 89°40'51" E, ALONG THE NORTH LINE OF THE SW1/4 OF SAID NW1/4, A DISTANCE OF 1000.50 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S 00°49'24" E, ALONG THE EAST LINE OF THE SW1/4 OF SAID NW1/4, A DISTANCE OF 660.70 FEET TO AN IRON ROD; THENCE S 89°45'08" E, ALONG THE NORTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID NW1/4, A DISTANCE OF 668.34 FEET TO AN IRON ROD; THENCE S 00°55'00" E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 653.57 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N 89°38'15" E, ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 10, A DISTANCE OF 667.34 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF SAID SW1/4; THENCE S 00°56'07" E, ALONG THE EAST LINE OF SAID SW1/4, A DISTANCE OF 523.38 FEET TO AN IRON ROD; THENCE S 89°35'00" W, A DISTANCE

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

Ogle County: Tracts 1-5

OF 2675.38 FEET TO THE EAST LINE OF THE SE1/4 OF SAID SECTION 9; THENCE S 89°32'59" W, A DISTANCE OF 1320.25 FEET TO AN IRON ROD; THENCE S 00°16'05" W, A DISTANCE OF 536.10 FEET; THENCE S 89°18'27" W, A DISTANCE OF 2617.98 FEET; THENCE N 04°44'44" E, A DISTANCE OF 217.57 FEET TO AN IRON ROD; THENCE N 85°15'12" W, A DISTANCE OF 209.56 FEET TO THE CENTER LINE OF KENNEDY HILL ROAD; THENCE N 04°49'30" E, ALONG SAID CENTER LINE, A DISTANCE OF 1250.65 FEET; THENCE S 85°10'30" E, A DISTANCE OF 1292.47 FEET TO AN IRON ROD; THENCE N 06°14'42" E, A DISTANCE OF 2407.50 FEET TO A MAG NAIL ON THE NORTH LINE OF THE NE1/4 OF SAID SECTION 9; THENCE S 89°36'53" E, ALONG SAID NORTH LINE, A DISTANCE OF 2437.26 FEET TO THE PLACE OF BEGINNING.

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

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PRELIMINARY TITLE

Ogle County: Tracts 1-5

 Schedule BI & BII	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-2B-WA1
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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. The Land is located within Cook, DuPage, Grundy, Jackson, Kane, Kankakee, Lake, La Salle, Logan, McDonough, McLean, Madison, Marion, Ogle, Peoria, Rock Island, Sangamon, Tazewell, Whiteside, Winnebago or Woodford counties which use the MyDec system for the completion of the state and county transfer tax forms. As of January 1, 2016, The City of Chicago Transfer Tax declaration must be completed in the MyDec system. The form and instructions can be found at https://mytax.illinois.gov/MyDec/_/.

Note: If the county is listed in MyDec, but the municipality is not, you may prepare your State and County Declaration with this site. However, you must contact the municipality for their current procedures and requirements.

6. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
7. We should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
8. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:
 - 1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.
 - 2) A current survey of the land, properly certified to the Company, made in accordance with (i) the

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

Ogle County: Tracts 1-5

accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping; and (ii) the Laws of the State of Illinois.

3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.

9. This Company must be provided with the following for Iron Horse Acres LLC, a Delaware limited liability company , for review, prior to closing:
 1. Articles of Organization and all amendments thereto.
 2. Operating Agreement authorizing the sale or encumbrance of the property described under Schedule A hereof and setting forth the Entity authorized to act on behalf of said limited liability company in this transaction.
 3. Current Certificate of Good Standing for said limited liability company from the jurisdiction in which the limited liability company is chartered and evidence of authority to conduct business in the State of Illinois, if applicable.
 4. Receipt of an Affidavit signed by all members of the limited liability company certifying that:
 - i. They are the only members at the date of execution and delivery of the instrument(s) required herein;
 - ii. That said company has not been dissolved by a voluntary act;
 - iii. That said execution and delivery of the instruments required in the transaction to be insured are in accordance with all operative terms of the Operation Agreement of said company.
10. Submit proof satisfactory to the Company of completion of improvements, including tenant improvements, and satisfactory evidence that all contracts for labor, materials and services have been paid in full.
11. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of Ogle County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
12. This item has been intentionally deleted.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

Ogle County: Tracts 1-5

 <p>Schedule BI & BII (Cont.)</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-1014212-2B-WA1</p>
---	---

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

Part One:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

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Form 50000317 (4-24-18)	Page 8 of 10	ALTA Commitment for Title Insurance (8-1-16) Illinois
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PRELIMINARY TITLE

Ogle County: Tracts 1-5

 Schedule BII (Cont.)	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-2B-WA1
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SCHEDULE B, PART II (Continued)

Exceptions (Continued)

Part Two:

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

The first installment of the 2019 taxes in the amount of \$3,306.17 is not paid and delinquent after due date July 01, 2020.

The final installment of the 2019 taxes in the amount of \$3,306.17 is due, September 11, 2020.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 05-09-200-004

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

2. A financing statement recorded December 16, 2016 as Document No. [201607027](#) of Official Records.
Debtor: Patricia Klinger & Robb Klinger
Secured party: Forest City Farms LLC

According to the public records, the security interest of the secured party was assigned to Wamble Mountain Farms, LLC by document recorded November 03, 2017 as Document No. [201706429](#) of Official Records.

According to the public records, the security interest of the secured party was assigned to Iron Horse Farms, LLC by document recorded July 18, 2018 as Document No. [201803951](#) of Official Records.

(Affects Leasehold Interest)

3. Unrecorded Lease in favor of Patricia Klinger and Robb Klinger as disclosed by UCC Financing Statement recorded December 16, 2016 as document [201607027](#) and all rights thereunder of and all acts done or suffered thereunder by said lessee.
4. Rights of the interested parties to the free and unobstructed flow of the waters of the Stream which may flow on or through the land as disclosed by prior title evidence.

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PRELIMINARY TITLE

Ogle County: Tracts 1-5

5. Terms, conditions, provisions and restrictions as contained in a Pole and Electric Line Right in favor of Illinois Northern Utilities Company recorded December 9, 1931 as document [201760](#).

(For further particulars, see document)

6. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
7. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
8. Minerals or mineral rights or any other subsurface substances (including, without limitations, oil, gas and coal) and all rights incidents thereto, now or previously leased, granted, excepted or reserved.
9. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
10. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

End of Schedule B

JM

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Form 50000317 (4-24-18)	Page 10 of 10	ALTA Commitment for Title Insurance (8-1-16) Illinois
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PRELIMINARY TITLE

Boone County: Tracts 6 & 7

 Schedule A	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-2C-WA1
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Transaction Identification Data for reference only:

Commitment No.: NCS-1014212-2C-WA1

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

Property Address: Boone County, IL, , IL
Revision Date: Rev. 09/02/2020, Update eff date, taxes, waived Req.#11

Customer Reference:

Title Inquiries to:
Escrow Inquiries to:

SCHEDULE A

1. Commitment Date: August 28, 2020
2. Policy to be issued:
 - (a) 2006 ALTA® Owner Policy
Proposed Insured: To Be Furnished
Proposed Policy Amount: \$1,000.00
 - (b) 2006 ALTA® Lender Policy
Proposed Insured:None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Title described or referred to in this Commitment and covered herein is Fee Simple and Title to the estate or interest in said Land is [at the effective date hereof vested in:](#)

Iron Horse Acres LLC, a Delaware limited liability company
4. The Land referred to in this Commitment is described as follows:

LOT NO. 2 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO, THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY OVER AND ACROSS SAID QUARTER QUARTER SECTION; SITUATED IN THE COUNTY OF BOONE; AND STATE OF ILLINOIS.

EXCEPTING THEREFROM: PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 00 DEGREES 57 MINUTES 30 SECONDS WEST, 567.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 57 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 467.00 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, AT RIGHT ANGLES FROM THE LAST PREVIOUSLY DESCRIBED COURSE 466.39 FEET; THENCE

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PRELIMINARY TITLE

Boone County: Tracts 6 & 7

NORTH 00 DEGREES 57 MINUTES 30 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 467.00 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS AT RIGHT ANGLES FROM THE LAST PREVIOUSLY DESCRIBED COURSE 466.39 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF BOONE, STATE OF ILLINOIS.

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

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PRELIMINARY TITLE

Boone County: Tracts 6 & 7

 Schedule BI & BII	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company File No: NCS-1014212-2C-WA1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
6. We should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
7. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:
 - 1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.
 - 2) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping; and (ii) the Laws of the State of Illinois.
 - 3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.
8. This Company must be provided with the following for Iron Horse Acres LLC, a Delaware limited liability company, for review, prior to closing:

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PRELIMINARY TITLE

Boone County: Tracts 6 & 7

1. Articles of Organization and all amendments thereto.
2. Operating Agreement authorizing the sale or encumbrance of the property described under Schedule A hereof and setting forth the Entity authorized to act on behalf of said limited liability company in this transaction.
3. Current Certificate of Good Standing for said limited liability company from the jurisdiction in which the limited liability company is chartered and evidence of authority to conduct business in the State of Illinois, if applicable.
4. Receipt of an Affidavit signed by all members of the limited liability company certifying that:
 - i. They are the only members at the date of execution and delivery of the instrument(s) required herein;
 - ii. That said company has not been dissolved by a voluntary act;
 - iii. That said execution and delivery of the instruments required in the transaction to be insured are in accordance with all operative terms of the Operation Agreement of said company.

9. Submit proof satisfactory to the Company of completion of improvements, including tenant improvements, and satisfactory evidence that all contracts for labor, materials and services have been paid in full.

10. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of Boone County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).

11. This item has been intentionally deleted.

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PRELIMINARY TITLE

Boone County: Tracts 6 & 7

 <p>Schedule BI & BII (Cont.)</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-1014212-2C-WA1</p>
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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

Part One:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

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PRELIMINARY TITLE

Boone County: Tracts 6 & 7

 First American Schedule BII (Cont.)	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-2C-WA1
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SCHEDULE B, PART II (Continued)

Exceptions (Continued)

Part Two:

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

The first installment of the 2019 taxes in the amount of \$417.10 is not paid and delinquent after due, June 01, 2020.

The final installment of the 2019 taxes in the amount of \$417.10 is due, September 01, 2020.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 04-01-200-001

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

(Affects portion of the Land)

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

The first installment of the 2019 taxes in the amount of \$756.27 is not paid and delinquent after due, June 01, 2020.

The final installment of the 2019 taxes in the amount of \$756.27 is due, September 01, 2020.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 04-01-200-004

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

(Affects portion of the Land)

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

The first installment of the 2019 taxes in the amount of \$642.84 is not paid and delinquent after due, June 01, 2020.

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PRELIMINARY TITLE

Boone County: Tracts 6 & 7

The final installment of the 2019 taxes in the amount of \$642.84 is due, September 01, 2020.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 04-01-200-005

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

(Affects remainder of the land)

4. Rights of the interested parties to the free and unobstructed flow of the waters of the Piscasaw Creek which may flow on or through the land.
5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
6. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
7. Survey prepared by William J. Vanderstappen, PLS, dated September 8, 2016, last revised September 19, 2016, under Job No. 160644, shows the following:
 - a) Rights of providers in buried utility marker and utility poles lying outside of recorded easements
 - b) Rights of way for drainage ditches.
8. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
9. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

End of Schedule B

JM

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Form 50000317 (4-24-18)	Page 10 of 10	ALTA Commitment for Title Insurance (8-1-16) Illinois
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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

 Schedule A	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-2A-WA1
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Transaction Identification Data for reference only:

Commitment No.: NCS-1014212-2A-WA1

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

Property Address: Winnebago County, IL, , IL
Revision Date: Rev. 09/02/2020, Update eff date, taxes,
Waiv'd Req. #12

Customer Reference:

Title Inquiries to:
Escrow Inquiries to:

SCHEDULE A

1. Commitment Date: August 20, 2020
2. Policy to be issued:
 - (a) 2006 ALTA® Owner Policy
Proposed Insured: To Be Furnished
Proposed Policy Amount: \$1,000.00
 - (b) 2006 ALTA® Lender Policy
Proposed Insured:None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Title described or referred to in this Commitment and covered herein is Fee Simple and Title to the estate or interest in said Land is [at the effective date hereof vested in:](#)

Iron Horse Acres LLC, a Delaware limited liability company

4. The Land referred to in this Commitment is described as follows:

THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-THREE (33), THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-THREE AND THE NORTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY-THREE (33); IN TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TEN (10), EAST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS;

EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES;

AND EXCEPT PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 28 NORTH RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION, THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION, FIVE HUNDRED EIGHTY AND EIGHT TENTHS (580.80) FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 08 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION, SEVEN HUNDRED FIFTY

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

(750.00) FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 50 SECONDS WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION, FIVE HUNDRED EIGHTY AND EIGHT TENTHS (580.80) FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION; THENCE NORTH 00 DEGREES 38 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION, SEVEN HUNDRED FIFTY (750.00) FEET TO THE POINT OF BEGINNING;

AND EXCEPT PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 28, NORTH RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION; THENCE SOUTH 00 DEGREES 38 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION, SEVEN HUNDRED FIFTY (750.00) FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION, FIVE HUNDRED EIGHTY AND EIGHT TENTHS (580.80) FEET; THENCE NORTH 00 DEGREES 38 MINUTES 08 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION, SEVEN HUNDRED FIFTY (750.00) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION. TWO HUNDRED SIXTY-FOUR AND THIRTY-FIVE HUNDREDTHS (264.35) FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, ONE THOUSAND TWENTY-EIGHT AND NINETY-NINE HUNDREDTHS (1,028.99) FEET, THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, EIGHT HUNDRED THIRTY-SIX (836.00) FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION; THENCE NORTH 00 DEGREES 38 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION, TWO HUNDRED SEVENTY-SIX AND FOUR TENTHS (276.40) FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE STATE OF ILLINOIS IN AND TO THOSE PORTIONS USED, TAKEN OR DEDICATED FOR PUBLIC ROAD PURPOSES;

AND EXCEPT A PARCEL OF LAND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE SOUTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID LINE HAVING A BEARING OF SOUTH 1 DEGREE 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 1320.79 FEET TO THE NORTHWEST CORNER OF THE PREMISES CONVEYED TO CHARLES L. SWANSON JR. AND MARTHA A. SWANSON FROM PAUL CARROLL BY WARRANTY DEED RECORDED 29 APRIL 1982 AS DOCUMENT NUMBER [82-06-0310](#) IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY; THENCE EASTERLY ON THE NORTH LINE OF SAID PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF NORTH 89 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF 43.95 FEET TO A POINT; THENCE NORTHERLY ON A LINE HAVING A BEARING OF NORTH 1 DEGREE 37 MINUTES 52 SECONDS EAST, A DISTANCE OF 259.38 FEET TO A POINT, THENCE NORTHERLY ON A LINE HAVING A BEARING OF NORTH 6 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 100.50 FEET TO A POINT, THENCE NORTHERLY ON A LINE HAVING A BEARING OF NORTH 1 DEGREE 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 900.00 FEET TO A POINT; THENCE NORTHERLY ON A LINE HAVING A BEARING OF NORTH 3 DEGREES 03 MINUTES 28 SECONDS EAST, A DISTANCE OF 61.85 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID LINE HAVING A BEARING OF SOUTH 89 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.88 FEET TO THE POINT OF BEGINNING. FOR THE PURPOSE OF THIS DESCRIPTION, SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 HAS BEEN ASSIGNED THE BEARING OF SOUTH 1 DEGREE 12 MINUTES 12 SECONDS EAST.

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

 Schedule BI & BII	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company File No: NCS-1014212-2A-WA1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Land is located within Cook, DuPage, Grundy, Jackson, Kane, Kankakee, Lake, La Salle, Logan, McDonough, McLean, Madison, Marion, Ogle, Peoria, Rock Island, Sangamon, Tazewell, Whiteside, Winnebago or Woodford counties which use the MyDec system for the completion of the state and county transfer tax forms. As of January 1, 2016, The City of Chicago Transfer Tax declaration must be completed in the MyDec system. The form and instructions can be found at https://mytax.illinois.gov/MyDec/_/.

Note: If the county is listed in MyDec, but the municipality is not, you may prepare your State and County Declaration with this site. However, you must contact the municipality for their current procedures and requirements.

6. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
7. We should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
8. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:
 - 1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.
 - 2) A current survey of the land, properly certified to the Company, made in accordance with (i) the

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping; and (ii) the Laws of the State of Illinois.

3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.

9. This Company must be provided with the following for Iron Horse Acres LLC, a Delaware limited liability company , for review, prior to closing:
 1. Articles of Organization and all amendments thereto.
 2. Operating Agreement authorizing the sale or encumbrance of the property described under Schedule A hereof and setting forth the Entity authorized to act on behalf of said limited liability company in this transaction.
 3. Current Certificate of Good Standing for said limited liability company from the jurisdiction in which the limited liability company is chartered and evidence of authority to conduct business in the State of Illinois, if applicable.
 4. Receipt of an Affidavit signed by all members of the limited liability company certifying that:
 - i. They are the only members at the date of execution and delivery of the instrument(s) required herein;
 - ii. That said company has not been dissolved by a voluntary act;
 - iii. That said execution and delivery of the instruments required in the transaction to be insured are in accordance with all operative terms of the Operation Agreement of said company.
10. Submit proof satisfactory to the Company of completion of improvements, including tenant improvements, and satisfactory evidence that all contracts for labor, materials and services have been paid in full.
11. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of Winnebago County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
12. This item has been intentionally deleted.

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

 <p>Schedule BI & BII (Cont.)</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-1014212-2A-WA1</p>
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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

Part One:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

 Schedule BII (Cont.)	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-1014212-2A-WA1
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SCHEDULE B, PART II (Continued)

Exceptions (Continued)

Part Two:

1. General real estate taxes for the year(s) 2020 and subsequent years.

The first installment of the 2019 taxes in the amount of \$920.93 is Paid.

The final installment of the 2019 taxes in the amount of \$920.93 is Paid.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 05-33-300-006

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

(Affects part of the land)

2. General real estate taxes for the year(s) 2020 and subsequent years.

The first installment of the 2019 taxes in the amount of \$463.89 is Paid.

The final installment of the 2019 taxes in the amount of \$463.89 is Paid.

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 05-33-200-006

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

(Affects part of the land)

3. General real estate taxes for the year(s) 2020 and subsequent years.

The first installment of the 2019 taxes in the amount of \$307.01 is Paid.

The final installment of the 2019 taxes in the amount of \$307.01 is Paid.

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

The 2020 taxes are not yet ascertainable or payable.

Permanent Index Number: 05-33-100-007

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

(Affects the remainder of the land)

4. A financing statement recorded February 24, 2017 as [20171005624](#) of Official Records.
Debtor: Patricia Klinger & Robb Klinger
Secured party: Forest City Farms LLC

According to the public records, the security interest of the secured party was assigned to Wamble Mountain Farms, LLC by document recorded November 21, 2017 as Document No. [20171037342](#) of Official Records.

According to the public records, the security interest of the secured party was assigned to Iron Horse Acres LLC by document recorded July 17, 2018 as Document No. [20181020191](#) of Official Records.

(Affects Leasehold interest)

5. Unrecorded Lease in favor of Patricia Klinger and Robb Klinger as disclosed by UCC Financing Statement recorded February 24, 2017 as document [20171005624](#) and all rights thereunder of and all acts done or suffered thereunder by said lessee.
6. Grant of Easement to Commonwealth Edison Company as contained in instrument recorded November 12, 1996 as Document No. [9656409](#).

(For further particulars, see document)
7. Subordination of Surface Rights for public road purposes from Commonwealth Edison Company f/k/a Northern Illinois Utilities Company to the State of Illinois Department of Transportation recorded February 10, 1998 as Document No. [9807457](#).
8. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
10. Rights of the interested parties to the free and unobstructed flow of the waters of the Pink Creek which may flow on or through the land.
11. Minerals or mineral rights or any other subsurface substances (including, without limitations, oil, gas and coal) and all rights incidents thereto, now or previously leased, granted, excepted or reserved.
12. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
13. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

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PRELIMINARY TITLE

Winnebago County: Tracts 8-11

End of Schedule B

JM

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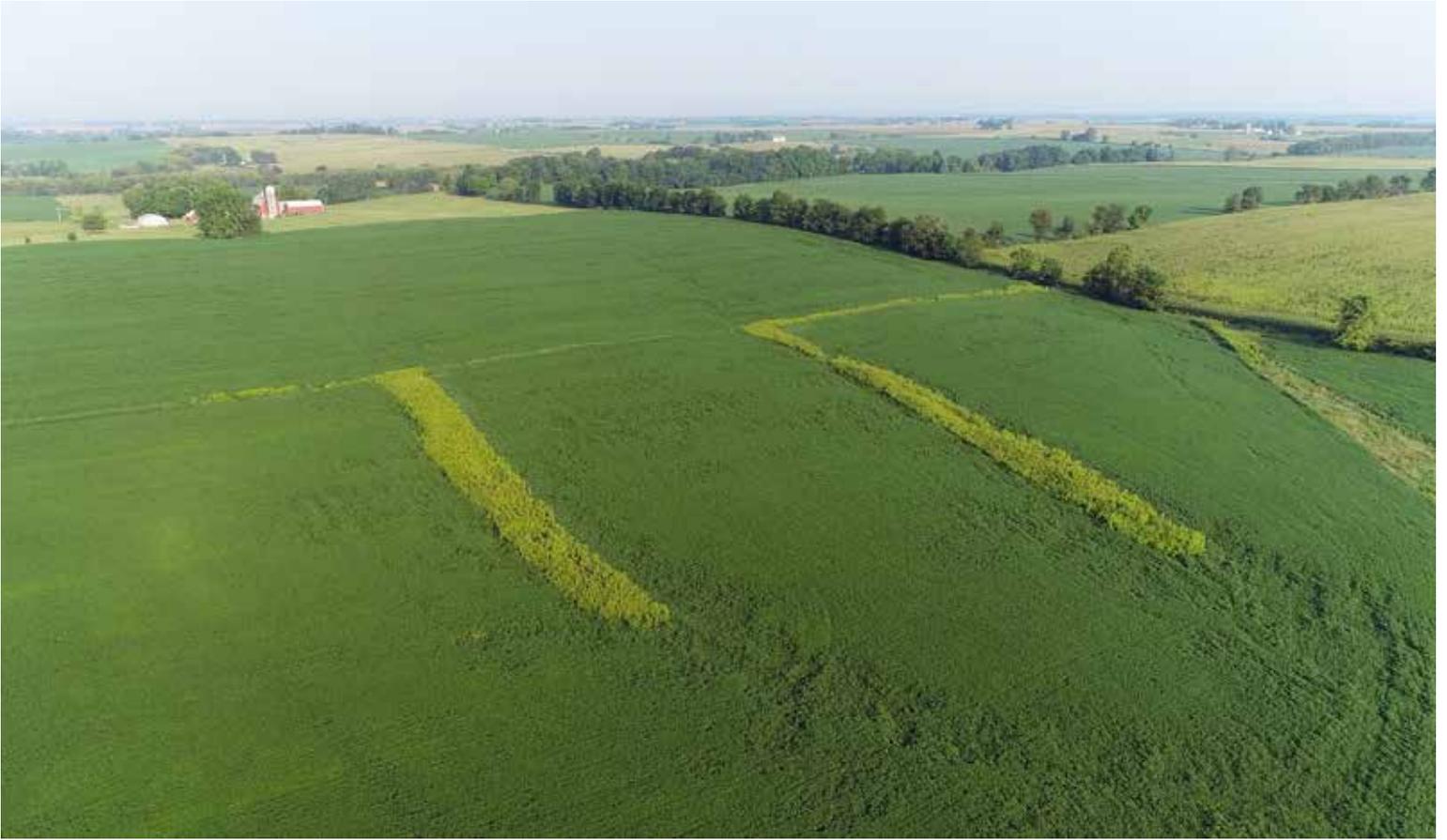
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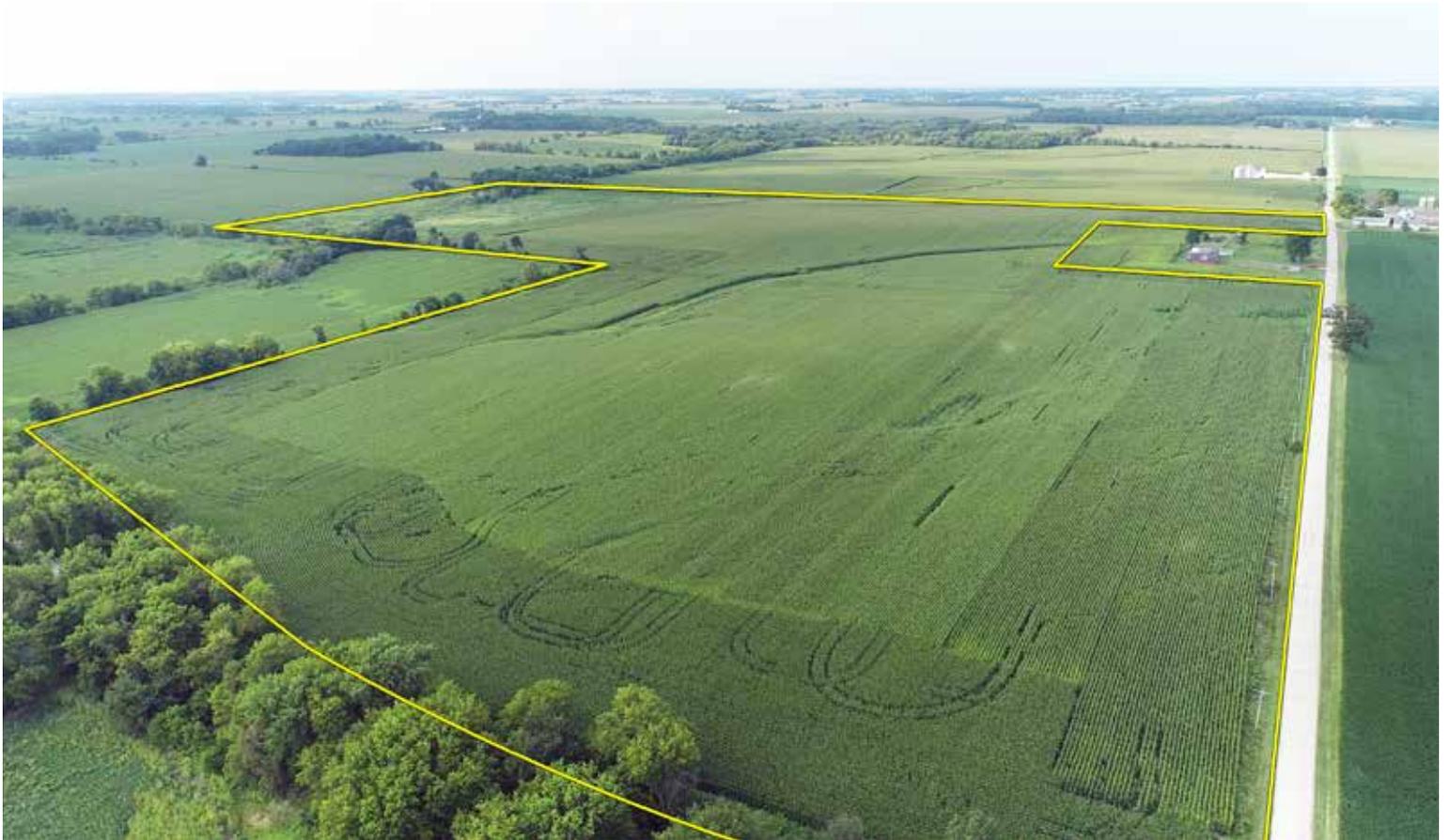
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