

Land **AUCTION**

Livingston County, IL



211.85± *acres*

Offered in 5 Tracts or Any Combination
Tracts Range from 8.5 to 68.69± Acres

INFORMATION BOOKLET

- PRODUCTIVE SOILS
- HIGHLY TILLABLE
- THREE FARMS ALL WITHIN A MILE
- INVESTIGATE FOR POTENTIAL BUILDING SITE

TRACT 3

Friday, **NOVEMBER 14**
at 11:00 AM Central

Auction held at The Country Mansion – Dwight, IL

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709 • 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: The Sellers will be One Grateful Girl, LLC owned by Cindy Mullen and Thanks Mom and Dad, LLC owned by Barbara Smith

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

REAL ESTATE:

Matthew W. Wiseman, 475.156271

Schrader Real Estate and Auction Company, Inc., 478.025754

AUCTIONEER:

Schrader Real Estate and Auction Company, Inc, 444.000158



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 5 individual tracts, any combination of tracts and as a total 211.85 ± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

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

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

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

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

CLOSING: The balance of the purchase price is due at closing. The targeted closing date for auction tracts 3, 4 and 5 will be December 19, 2025 or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. The targeted closing date for auction tracts 1 and 2 will be January 2, 2026 or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. If any of the tracts are purchased in

combination that require two closings due to the above-mentioned targeted closing dates, the allocation of the purchase price shall be determined solely by the seller and the seller shall pay the extra closing costs of having two closings instead of one. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession will be delivered at closing subject to rights of tenant for the 2025 crop.

REAL ESTATE TAXES: Seller shall pay all 2024 real estate taxes due and payable in 2025 as well as the 2025 real estate taxes due in 2026. Seller shall pay any special assessments, including drainage assessments last payable without a penalty in 2025. Buyer will pay all taxes and assessments that become due after closing.

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

SURVEY: Seller shall provide a pre-auction survey of auction tracts 4 and 5 combined and tract 3. The Seller shall otherwise provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey including the pre-auction surveys. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

CONSERVATION RESERVE PROGRAM: With respect to auction tracts 3 and 5, the Buyer shall assume the existing Conservation Reserve Program (CRP) contract(s) obligations and shall timely sign all documents required by the FSA office in connection therewith. Any penalty, repayment and/or interest assessed due to termination, non-compli-

ance and/or owner/ineligibility after closing shall be the responsibility of the Buyer. All allocations of the annual contract shall be determined by the FSA office.

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

EASEMENTS: Subject to any and all existing easements.

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

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

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM** **Page 5**
- **ONLINE BIDDING REGISTRATION FORM** **Page 7-8**
- **LOCATION & AERIAL TRACT MAPS** **Page 9-13**
- **SOIL INFORMATION**
(Surety Soils, Topography Contours, Flood Zone) **Page 15-28**
- **FSA INFORMATION** **Page 29-37**
- **CRP CONTRACTS** **Page 39-41**
- **COUNTY TAX & ASSESSMENT INFORMATION** **Page 43-55**
- **SURVEYS (TRACTS 3-5)** **Page 57-59**
- **PHOTOS** **Page 61-69**

**For Information Call Auction Manager:
Matt Wiseman, 219-689-4373 (Cell)**

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

FRIDAY, NOVEMBER 14, 2025

211.85± ACRES – LIVINGSTON COUNTY, ILLINOIS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Friday, November 7, 2025.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
211.85± Acres • Livingston County, Illinois
Friday, November 14, 2025

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Friday, November 14, 2025 at 11:00 AM (CST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Friday, November 7, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

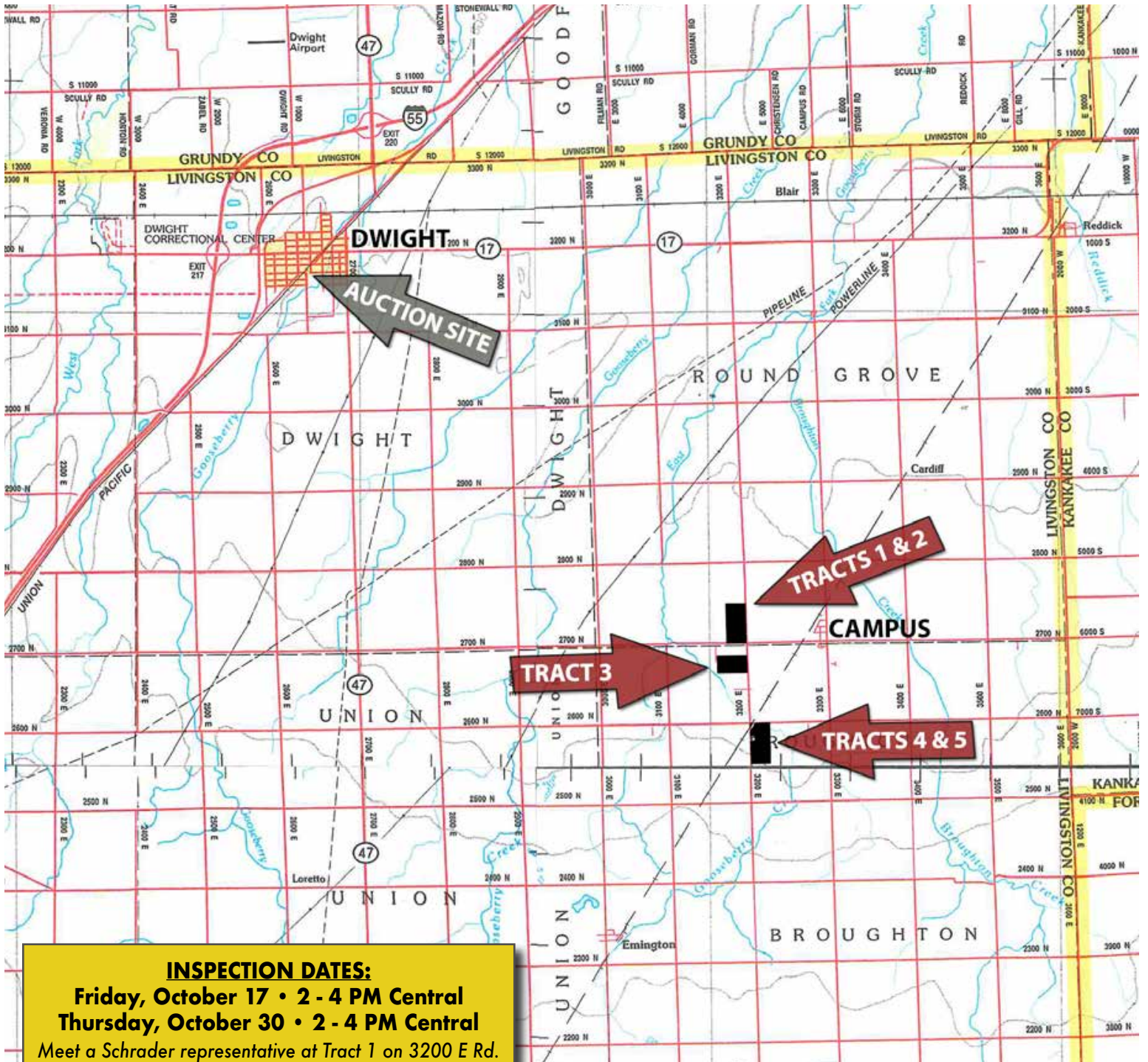
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP

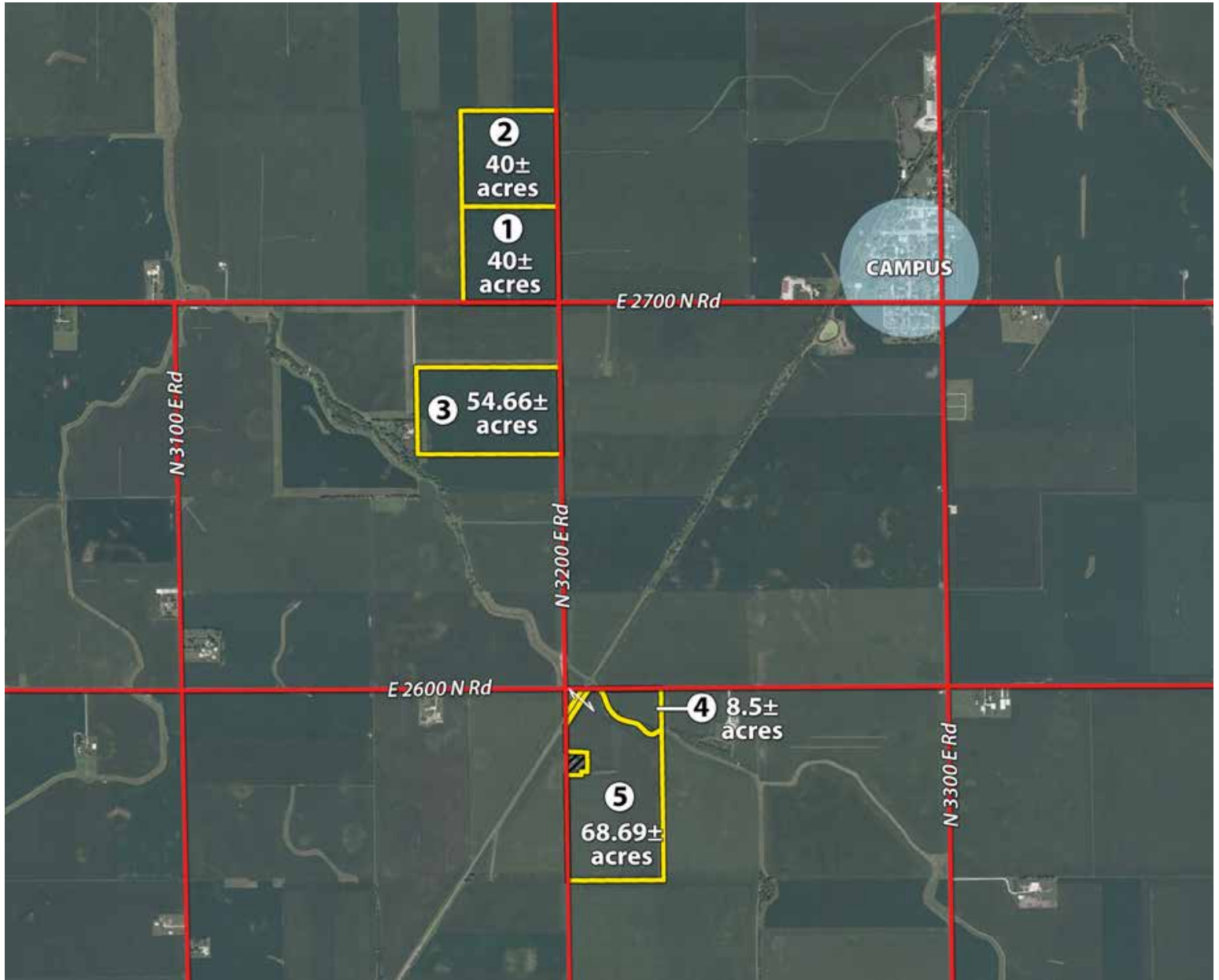


INSPECTION DATES:
Friday, October 17 • 2 - 4 PM Central
Thursday, October 30 • 2 - 4 PM Central
 Meet a Schrader representative at Tract 1 on 3200 E Rd.

AUCTION LOCATION: The Country Mansion – 101 W. South St., Dwight, IL 60420. From east side of Dwight, IL at the intersection of IL 17 & IL 47, go south on IL 47 for 0.2 mile to South St. Go west on South St. for 0.4 miles to Carriage House Lane. Go south on Carriage House Lane to the auction site & first parking lot on your right.

PROPERTY LOCATION: From east side of Campus, IL at intersection of 3300 E Rd. & 2700 N Rd. (County Highway 1), go west on 2700 N Rd. 1 mile to 3200 E Rd. Tract 1 is at the northwest corner of this intersection & Tract 2 is on the north side of Tract 1, ¼ mile north of 2700 N Rd. on 3200 E Rd. To Tract 3, go south of 2700 N Rd. on 3200 E Rd. for approx 0.2 mile. Tract 3 is on the west side of road. To Tracts 4 & 5 continue south on 3200 E Rd. for approx. ¾ mile to 2600 N Rd. Tract 5 is at the southeast corner of 3200 E Rd. & 2600 N Rd. Continue south on 3200 E Rd. to view Tract 5 or go east on 2600 N Rd. to view part of Tract 5 & Tract 4 is about 1/8 mile east of the intersection.

TRACT MAP



TRACT INFORMATION:

TRACT 1: 40± ACRES: Productive farmland that is all tillable except for the roads on the south & east sides. Nearly all Andres silt loam, Reddick clay loam & Ashkum silty clay loam soils. Frontage on 2700 N Rd. on the south & 3200 E Rd. on the east.

TRACT 2: 40± ACRES: Productive farmland that is mostly all tillable. Andres silt loam, Reddick clay loam, Ashkum silty clay loam & Symerton loam soils. Frontage on 3200 E Rd.

Tracts 1 and 2 are subject to terms, conditions and provisions contained in a Memorandum of Option and Easement to Illinois Generation LLC for wind energy purposes.

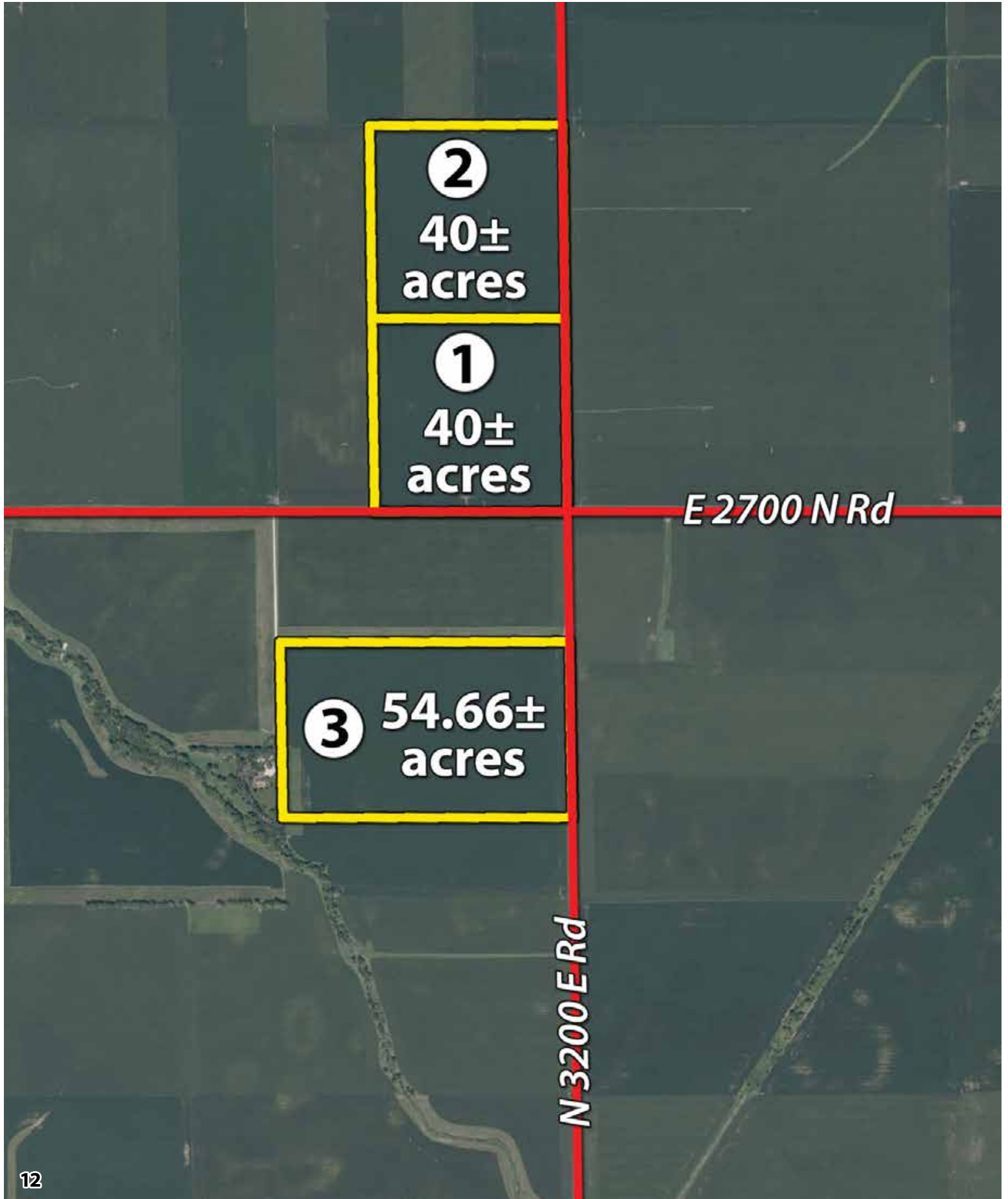
TRACT 3: 54.66± ACRES: Productive farmland that is all tillable except for 3200 E Rd. which provides frontage on the east side of the tract & approx. 1.5± acres in CRP. An estimated, approximate 1.5± acres in CRP (needs to be split by FSA) with an annual payment of \$287.06/acre. The CRP contract expires 9-30-2027.

TRACT 4: 8.5± ACRES: Productive farmland with 7.28 cropland acres per FSA. Investigate for a potential scenic country building site. This tract has frontage on 2600 N Rd. & Gooseberry Creek is the southern/western border for this tract.

TRACT 5: 68.69± ACRES: Productive farmland with 62.22 cropland acres per FSA. In addition to the 62.22 cropland acres, there are also 3.18 acres in CRP that has an annual rental payment of \$293.49/acre. The CRP contract expires 9-30-2027.

Tracts 3, 4 and 5 are subject to easements granted to EDF Renewables Development, Inc. for wind energy purposes and recently assigned to Livingston Wind Project, LLC.

TRACT MAP - TRACTS 1-3

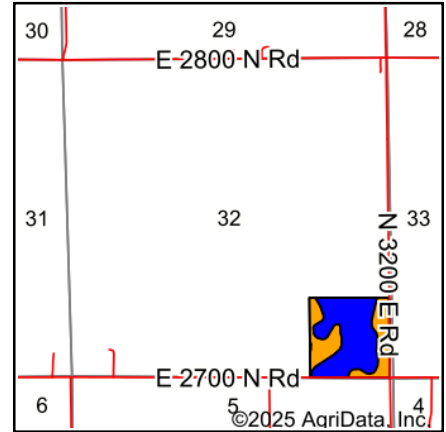
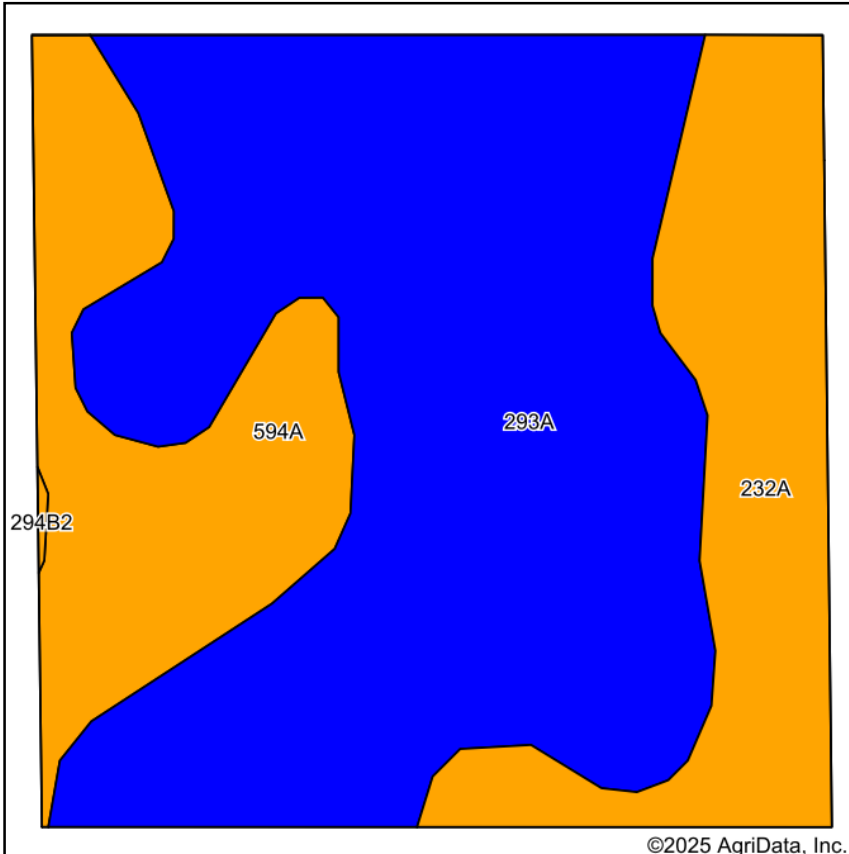


TRACT MAP - TRACTS 4 & 5



SOIL INFORMATION

SOIL MAP - TRACT 1



State: **Illinois**
 County: **Livingston**
 Location: **32-30N-8E**
 Township: **Round Grove**
 Acres: **40.2**
 Date: **9/22/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 19

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	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	24.76	61.6%		FAV	184	59	71	97	0	5.00	135
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	8.00	19.9%		FAV	**170	**56	**65	**85	0	**5.00	**127
**594A	Reddick clay loam, 0 to 2 percent slopes	7.44	18.5%		FAV	**172	**55	**64	**86	0	**5.00	**126
Weighted Average						179	57.7	68.5	92.6	*-	5	131.7

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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

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

^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".

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

TOPO CONTOURS MAP - TRACT 1



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 2.0

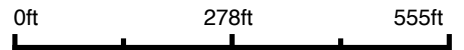
Min: 648.2

Max: 656.7

Range: 8.5

Average: 652.1

Standard Deviation: 1.38 ft



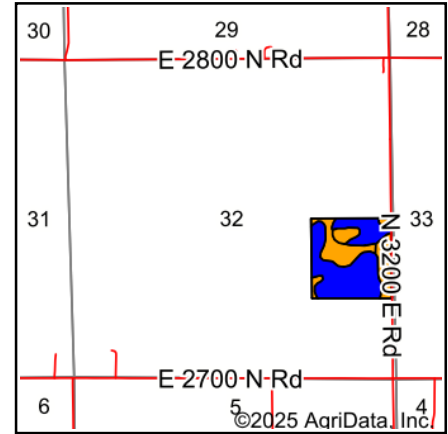
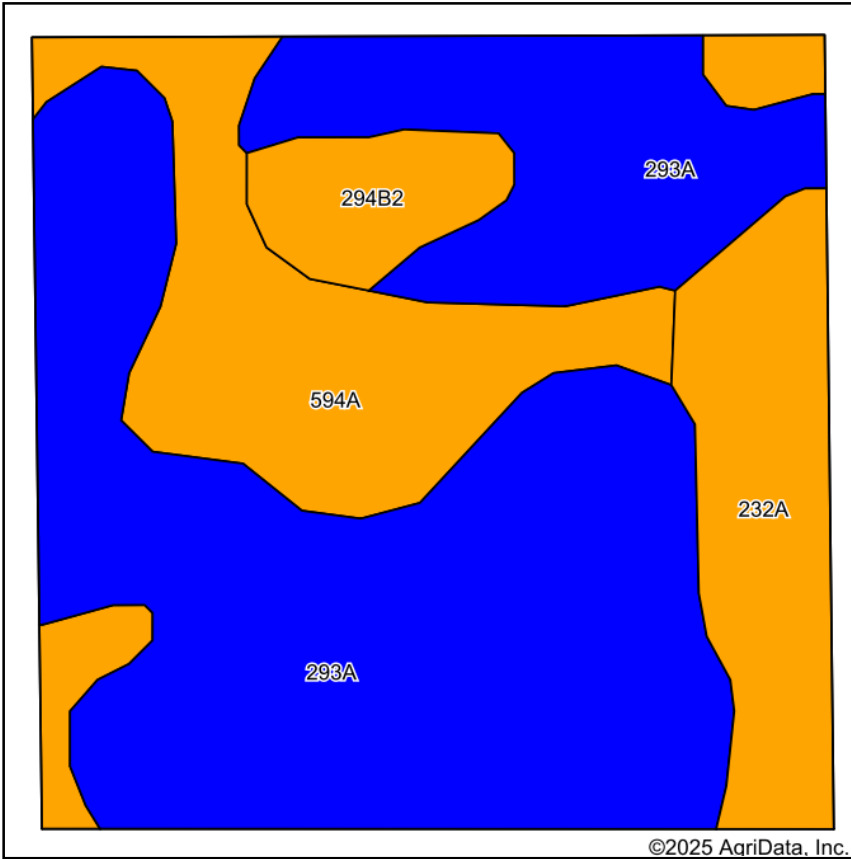
9/22/2025

32-30N-8E
Livingston County
Illinois



Boundary Center: 41° 1' 28.37, -88° 19' 38.22

SOIL MAP - TRACT 2



State: **Illinois**
 County: **Livingston**
 Location: **32-30N-8E**
 Township: **Round Grove**
 Acres: **40.21**
 Date: **9/22/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: IL105, Soil Area Version: 19

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	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	24.88	61.9%		FAV	184	59	71	97	0	5.00	135
**594A	Reddick clay loam, 0 to 2 percent slopes	8.34	20.7%		FAV	**172	**55	**64	**86	0	**5.00	**126
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.01	12.5%		FAV	**170	**56	**65	**85	0	**5.00	**127
**294B2	Symerton loam, 2 to 5 percent slopes, eroded	1.98	4.9%		FAV	**166	**52	**65	**86	0	**6.00	**122
Weighted Average						178.9	57.5	68.5	92.7	*-	5	131.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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

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

^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".

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

TOPO CONTOURS MAP - TRACT 2



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 2.0

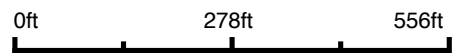
Min: 647.9

Max: 653.5

Range: 5.6

Average: 649.9

Standard Deviation: 1.02 ft



9/22/2025

32-30N-8E
Livingston County
Illinois

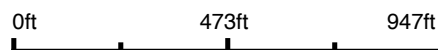


Boundary Center: 41° 1' 41.47, -88° 19' 38.7

FLOOD ZONE MAP - TRACTS 1 & 2



Map Center: 41° 1' 34.92, -88° 19' 38.46



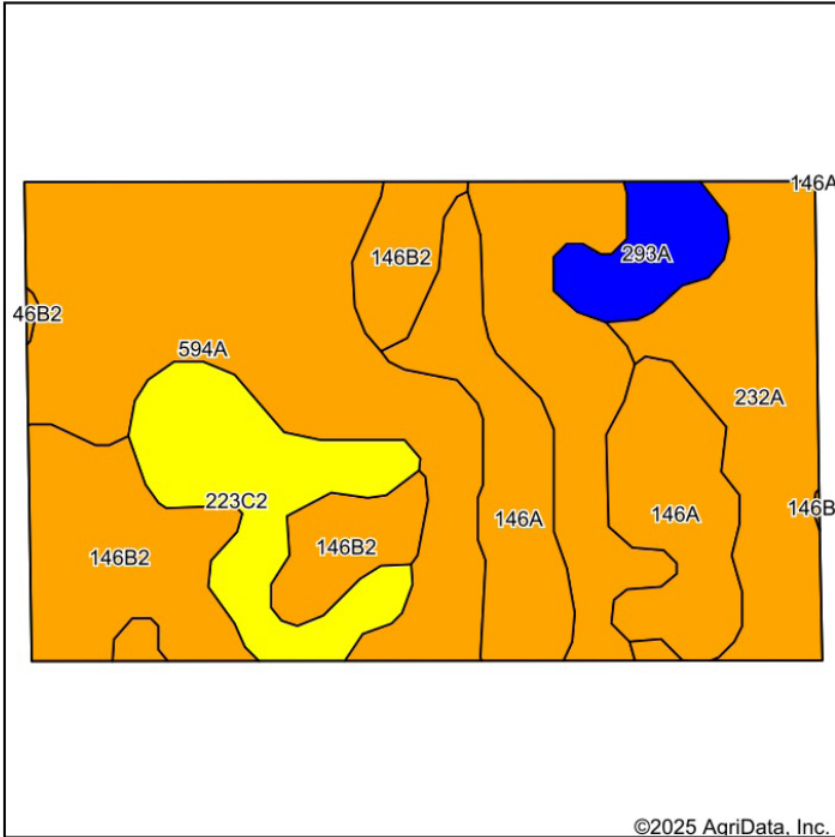
32-30N-8E
Livingston County
Illinois



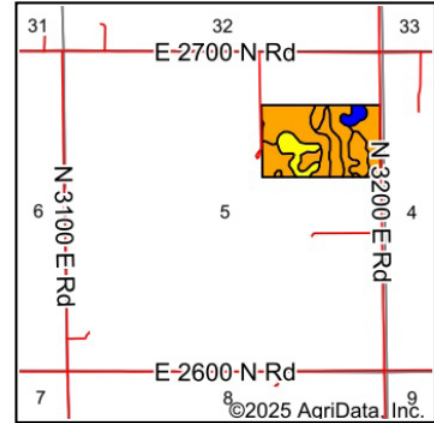
9/22/2025

Flood related information provided by FEMA

SOIL MAP - TRACT 3



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Livingston**
 Location: **5-29N-8E**
 Township: **Broughton**
 Acres: **54.63**
 Date: **9/22/2025**



Area Symbol: IL105, Soil Area Version: 19												
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	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**594A	Reddick clay loam, 0 to 2 percent slopes	20.96	38.4%		FAV	**172	**55	**64	**86	0	**5.00	**126
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.06	16.6%		FAV	**158	**51	**64	**82	0	**5.00	**118
146A	Elliott silt loam, 0 to 2 percent slopes	9.01	16.5%		FAV	168	55	68	87	0	5.00	125
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	7.51	13.7%		FAV	**170	**56	**65	**85	0	**5.00	**127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	5.85	10.7%		FAV	**149	**47	**60	**74	0	**5.00	**109
293A	Andres silt loam, 0 to 2 percent slopes	2.24	4.1%		FAV	184	59	71	97	0	5.00	135
Weighted Average						166.8	53.8	64.7	84.5	*	5	123.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

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".

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

TOPO CONTOURS MAP - TRACT 3



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3.0

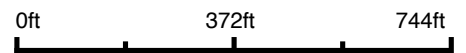
Min: 650.4

Max: 662.9

Range: 12.5

Average: 655.4

Standard Deviation: 2.4 ft



9/22/2025

5-29N-8E
Livingston County
Illinois

Boundary Center: 41° 1' 7.03, -88° 19' 41.72



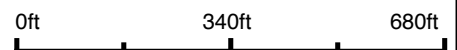
FLOOD ZONE MAP - TRACT 3



©2025 AgriData, Inc.



Boundary Center: 41° 1' 7.03, -88° 19' 41.72



5-29N-8E
Livingston County
Illinois

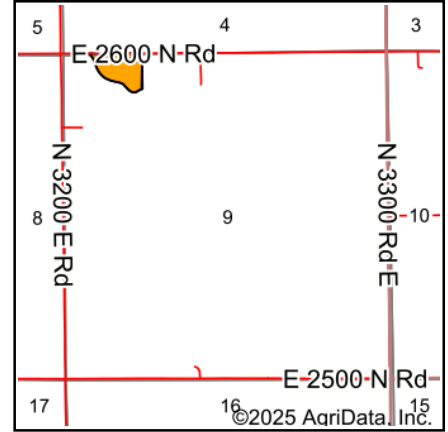
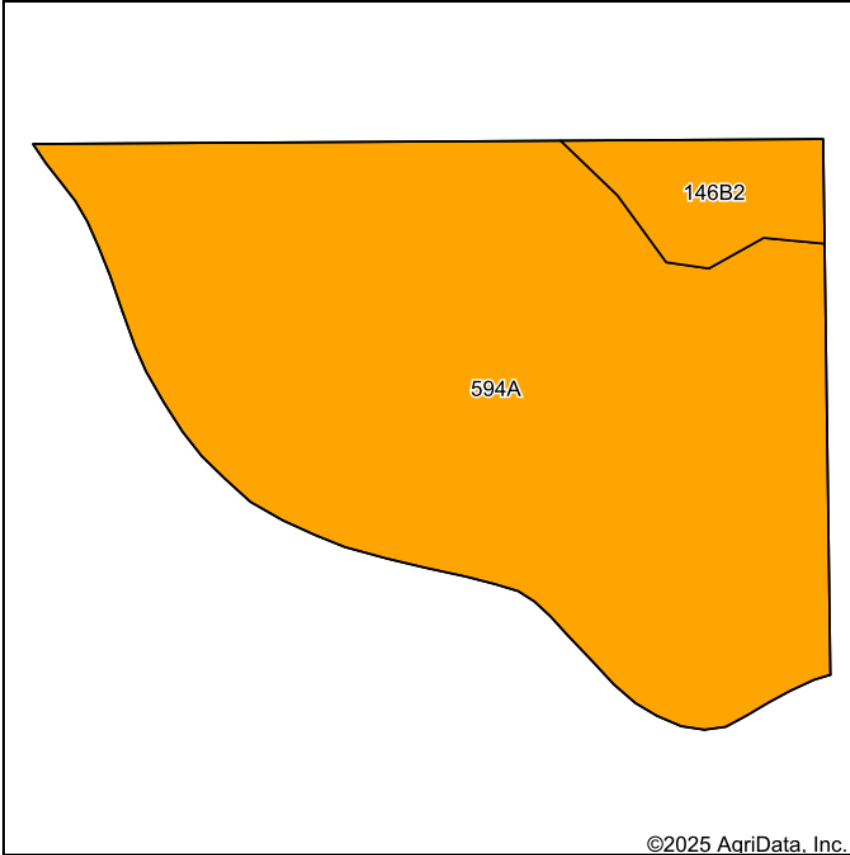


© AgriData, Inc. 2023 www.AgriDataInc.com

9/24/2025

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

SOIL MAP - TRACT 4



State: **Illinois**
 County: **Livingston**
 Location: **9-29N-8E**
 Township: **Broughton**
 Acres: **8.57**
 Date: **9/22/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 19

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	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**594A	Reddick clay loam, 0 to 2 percent slopes	7.94	92.6%		FAV	**172	**55	**64	**86	0	**5.00	**126
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.63	7.4%		FAV	**158	**51	**64	**82	0	**5.00	**118
Weighted Average						171	54.7	64	85.7	*.	5	125.4

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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

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

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".

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

TOPO CONTOURS MAP - TRACT 4



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 648.0

Max: 662.9

Range: 14.9

Average: 655.4

Standard Deviation: 1.87 ft



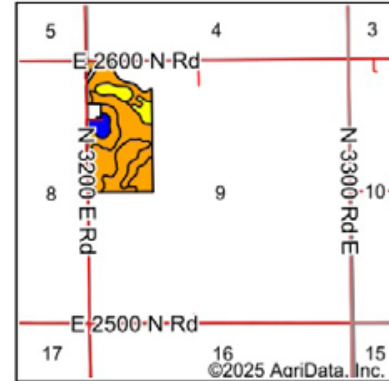
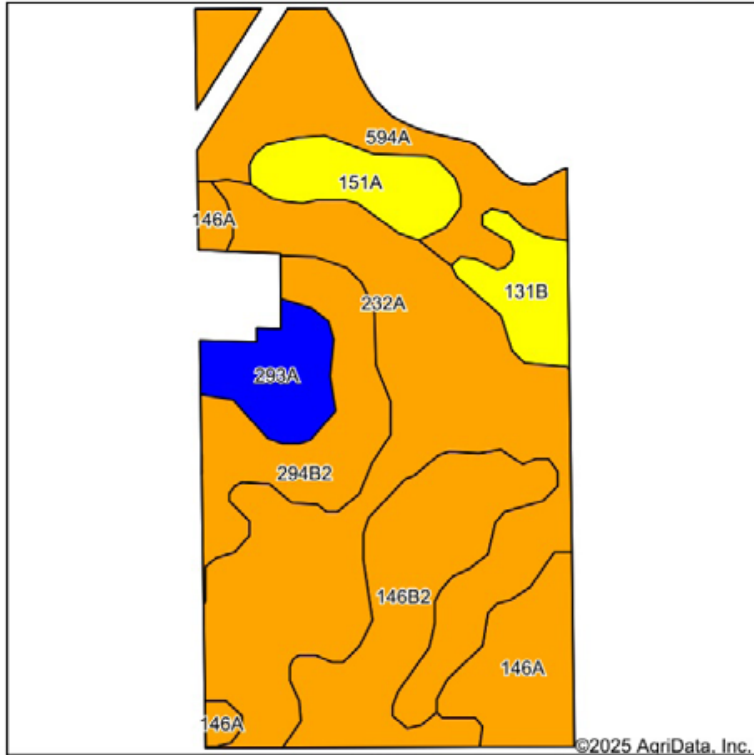
9/22/2025

9-29N-8E
Livingston County
Illinois

Boundary Center: 41° 0' 26.37, -88° 19' 15.45



SOIL MAP - TRACT 5



State: **Illinois**
 County: **Livingston**
 Location: **9-29N-8E**
 Township: **Broughton**
 Acres: **68.61**
 Date: **9/22/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: IL105, Soil Area Version: 19

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	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.22	36.7%		FAV	**170	**56	**65	**85	0	**5.00	**127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.85	14.4%		FAV	**158	**51	**64	**82	0	**5.00	**118
**594A	Reddick clay loam, 0 to 2 percent slopes	9.58	14.0%		FAV	**172	**55	**64	**86	0	**5.00	**126
**294B2	Symerton loam, 2 to 5 percent slopes, eroded	7.29	10.6%		FAV	**166	**52	**65	**86	0	**6.00	**122
146A	Elliott silt loam, 0 to 2 percent slopes	6.04	8.8%		FAV	168	55	68	87	0	5.00	125
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	3.84	5.6%		FAV	**151	**51	**63	**78	0	**5.00	**114
293A	Andres silt loam, 0 to 2 percent slopes	3.75	5.5%		FAV	184	59	71	97	0	5.00	135
**131B	Alvin fine sandy loam, 2 to 5 percent slopes	3.04	4.4%		FAV	**149	**48	**58	**73	0	**4.00	**110
Weighted Average						166.7	54.2	64.9	84.7	*	5.1	123.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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

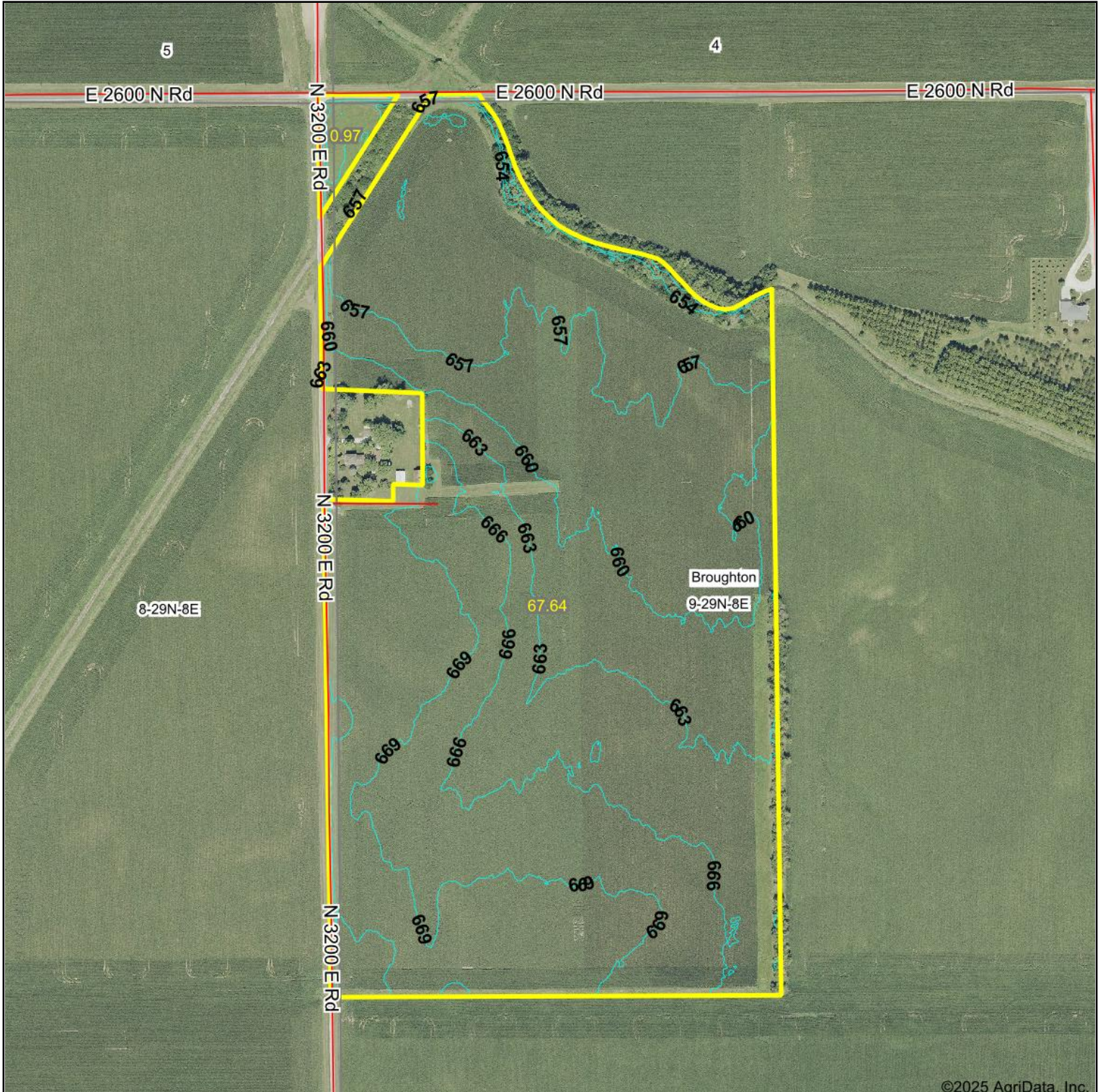
^a Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

^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".

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

TOPO CONTOURS MAP - TRACT 5



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 648.1

Max: 675.5

Range: 27.4

Average: 663.0

Standard Deviation: 5.61 ft



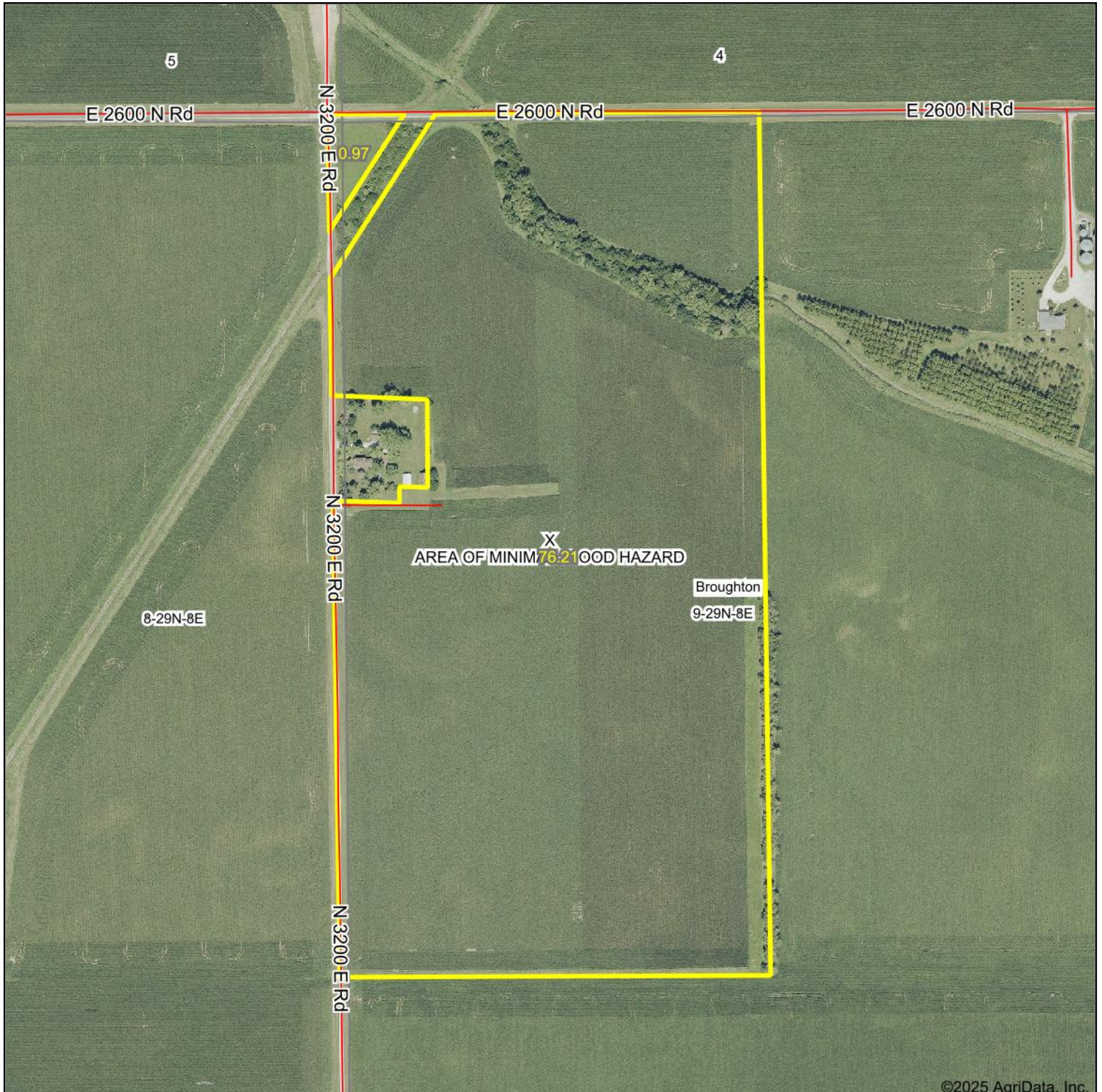
9/22/2025

9-29N-8E
Livingston County
Illinois



Boundary Center: 41° 0' 16.24, -88° 19' 18.13

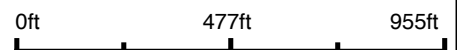
FLOOD ZONE MAP - TRACTS 4 & 5



©2025 AgriData, Inc.



Boundary Center: 41° 0' 16.33, -88° 19' 18.13



9-29N-8E
Livingston County
Illinois



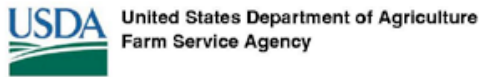
9/22/2025

Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

ILLINOIS
LIVINGSTON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 13221
Prepared : 9/9/25 8:42 AM CST
Crop Year : 2025

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
█	█	█	█
█	█	█	█
TOTAL	█	█	

NOTES

Tract Number : 1306

Description : SEC 32 ROUND GROVE TWP
FSA Physical Location : ILLINOIS/LIVINGSTON
ANSI Physical Location : ILLINOIS/LIVINGSTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WALSH FAMILY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.50	79.50	79.50	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.50	0.00	0.00	0.00	0.00	0.00

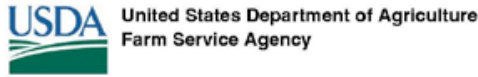
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.75	0.00	135
Soybeans	39.75	0.00	42
TOTAL	79.50	0.00	

NOTES

FSA INFORMATION

ILLINOIS
LIVINGSTON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 13221
Prepared : 9/9/25 8:42 AM CST
Crop Year : 2025

Tract Number : 1340

Description : SEC 5 BROUGHTON
FSA Physical Location : ILLINOIS/LIVINGSTON
ANSI Physical Location : ILLINOIS/LIVINGSTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WALSH FAMILY FARMS LLC
Other Producers : None
Recon ID : None

Includes Some Land That is NOT
Part of Auction Property

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.67	152.83	152.83	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.83	0.00	4.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.42	1.78	135
Soybeans	74.41	1.79	42
TOTAL	148.83	3.57	

NOTES

Tract Number : 1359

Description : SEC 9 BROUGHTON TWP
FSA Physical Location : ILLINOIS/LIVINGSTON
ANSI Physical Location : ILLINOIS/LIVINGSTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WALSH FAMILY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.97	72.68	72.68	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

ILLINOIS
LIVINGSTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13221
Prepared : 9/9/25 8:42 AM CST
Crop Year : 2025

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, 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 [How to File a Program Discrimination Complaint](#) 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 - TRACTS 1 & 2



Livingston County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created March 13, 2025

Farm 13221
Tract 1306

Tract Cropland Total: 79.50 acres

IL105_T1306

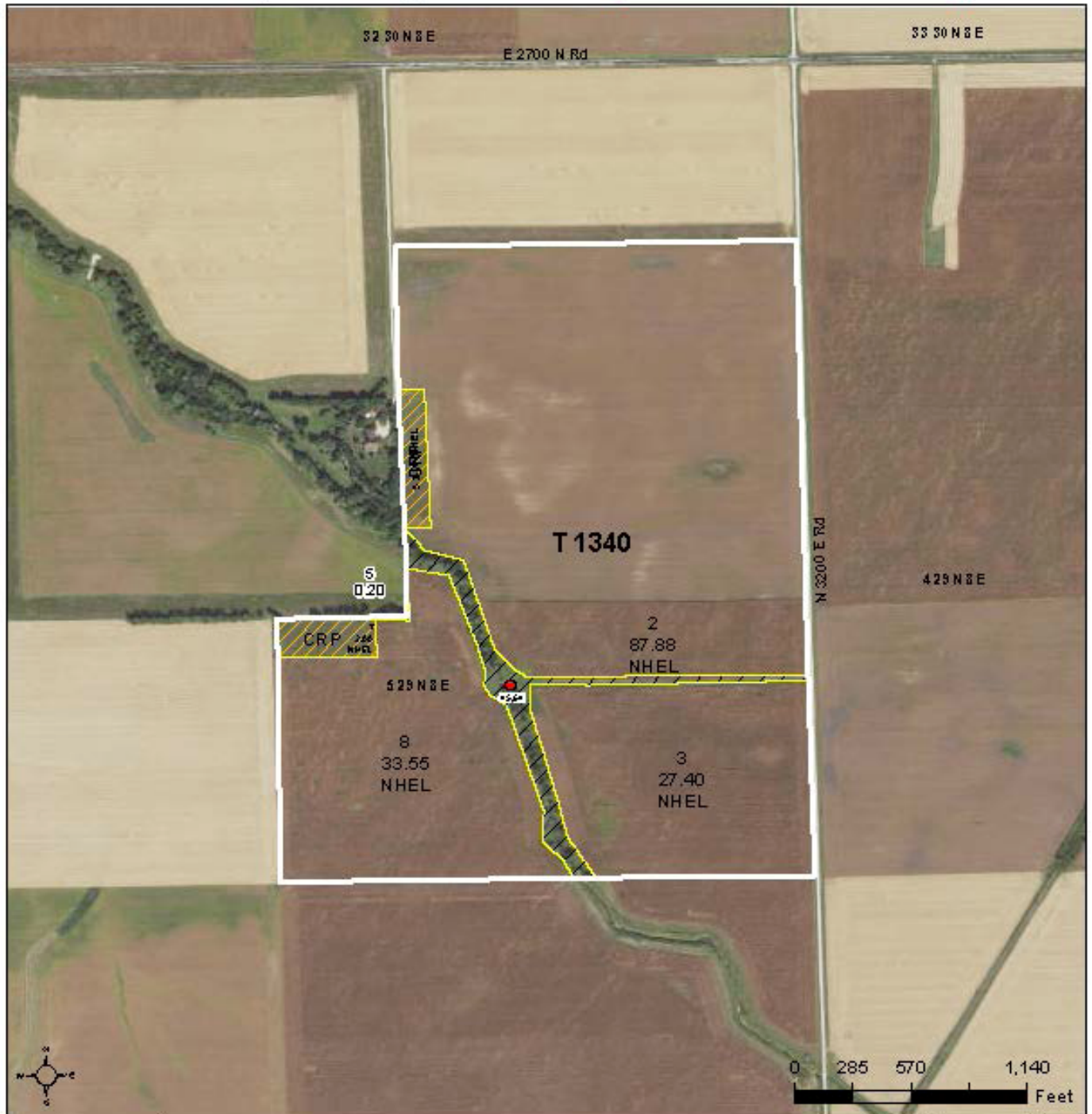
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

FSA INFORMATION - TRACT 3



Livingston County, Illinois

Includes Some Land That is NOT Part of Auction Property



Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

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

2025 Program Year
Map Created March 13, 2025

Farm **13221**
Tract **1340**

Tract Cropland Total: 152.83 acres

IL105_T1340

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 termination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFORMATION - TRACTS 4 & 5



Livingston County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created March 13, 2025

Farm 13221
Tract 1359

Tract Cropland Total: 72.68 acres

IL105_T1359

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).

CRP CONTRACTS

CRP CONTRACT - TRACT 3

Includes Some Land That is NOT Part of Auction Property

midas
ccc

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 17 105	2. SIGN-UP NUMBER 50
	3. CONTRACT NUMBER 11641A	4. ACRES FOR ENROLLMENT 4.00
7A. COUNTY OFFICE ADDRESS (Include Zip Code) LIVINGSTON COUNTY FARM SERVICE AGENCY 1510 W REYNOLDS ST PONTIAC, IL 61764-9674	5. FARM NUMBER 13221	6. TRACT NUMBER(S) 1340
7B. TELEPHONE NUMBER (Include Area Code): (815) 844-6127 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 287.06	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 1,148	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	1340	0007	CP42	2.00	\$ 840
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		1340	0009	CP42	2.00	\$ 840

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): WALSH FAMILY FARMS LLC THOMAS M WALSH [REDACTED]	(2) SHARE 100.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY) MAY 28 2013
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 6/5/13
-------------------------	---	---------------------------------------

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 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve 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 Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

CRP CONTRACT - TRACT 5

midas
100
100

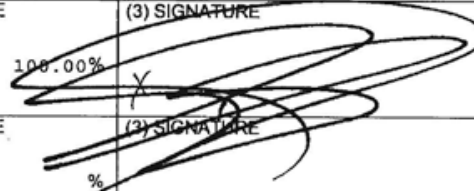
This form is available electronically.

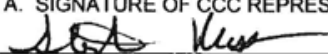
Page 1 of 1

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 17 105	2. SIGN-UP NUMBER 50
	3. CONTRACT NUMBER 11639A	4. ACRES FOR ENROLLMENT 3.18
7A. COUNTY OFFICE ADDRESS (Include Zip Code) LIVINGSTON COUNTY FARM SERVICE AGENCY 1510 W REYNOLDS ST PONTIAC, IL 61764-9674	5. FARM NUMBER 13221	6. TRACT NUMBER(S) 1359
7B. TELEPHONE NUMBER (Include Area Code): (815) 844-6127 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre \$ 293.49	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 933	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$	1359	0001	CP42	0.93	\$ 391
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>	1359	0008	CP42	2.25	\$ 945

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): WALSH FAMILY FARMS LLC THOMAS M WALSH [Redacted]	(2) SHARE 100.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY) MAY 18 2015
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 6/6/19
-------------------------	--	---------------------------------------

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 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve 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 Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

Livingston County Real Estate Tax Bill
 County Collector, 112 W. Madison St., P.O. BOX 50, Pontiac, IL 61764
M. NIKKI MEIER, LIVINGSTON COUNTY COLLECTOR

Township: Round Grove
 Tax Code: 06006
 Prop Class: 0021

Parcel Number: 06-06-32-400-002
 Parcel Address:

**PLEASE READ REVERSE SIDE
 FOR IMPORTANT INFORMATION**

WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

Legal Description
 06 32 400 002 S32 T30 R8 80 ACRES
 E1/2 SE

DUPLICATE 1st INSTALL DUE: 07/08/2025
 2nd INSTALL DUE: 09/08/2025

PENALTIES
 Penalty of 1 1/2% per month added after each installment due date
 for each month or part of the month.

TIF BASE	0
1977 EQUALIZED	0
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	80.00
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
X STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
SENIOR EXMPT	0
- FREEZE EXEMPTIONS	0
- DISABLED VET EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	46,083
+ FARM BUILDING	0
= NET TAXABLE VAL	46,083
X TAX RATE	7.34371
= CURRENT TAX	\$3,384.20
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE	\$0.00
+ FORFEITURE BAL	
= TOTAL TAX DUE	\$3,384.20
= TOTAL PAID	\$3,384.20

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
LIVINGSTON COUNTY	1.00834	\$427.94	0.95071	\$438.12	69.64	10.18
DWIGHT GRADE #232	2.96055	\$1,256.46	2.97946	\$1,373.02	48.52	116.56
EMINGTON-CAMPUS 21	0.24140	\$102.45	0.23354	\$107.62	0.00	5.17
DWIGHT HIGH # 230	2.32324	\$985.98	2.33168	\$1,074.51	41.35	88.53
JOLIET COM COL 525	0.28217	\$119.75	0.26594	\$122.55	0.00	2.80
PRAIRIE CR LIBRARY	0.13581	\$57.64	0.13261	\$61.11	4.01	3.47
RND.GR-BROUGHTON-SULLIVAN	0.02639	\$11.20	0.02510	\$11.57	0.00	0.37
RD GROVE ROAD DIST	0.23982	\$101.78	0.21921	\$101.02	0.00	-0.76
ROUND GROVE TWP	0.21451	\$91.04	0.20546	\$94.68	8.90	3.64
Totals	7.43223	\$3,154.24	7.34371	\$3,384.20	\$172.42	\$229.96

2024 PAYABLE 2025 NO PERSONAL CHECKS AFTER 10/10/2025

Owner Name: WALSH FAMILY FARMS LLC

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 06-06-32-400-002 First Installment Due Date 07/08/2025
 Bill Number 2024-005327 Interest Penalty
 Sold Years Forfeiture Balance
 Total Paid Paid on 06/27/2025 \$1,692.10
 1st Install Total Due 1st Install \$0.00

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER	PAY	Paid by		
07/08/2025	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
08/08/2025	\$0.00	CASH	CHECK	BANK
09/08/2025	\$0.00			
10/08/2025	Contact Treasurer			

1 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 06-06-32-400-002 Second Installment Due Date 09/08/2025
 Bill Number 2024-005327 Interest Penalty
 Sold Years Total Due 2nd Install \$0.00
 2nd Install 09/08/2025 \$1,692.10
 Balance Due \$0.00

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER	PAY	Paid by		
09/08/2025	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10/08/2025	Contact Treasurer	CASH	CHECK	BANK

2 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

COUNTY TAX INFORMATION

PART OF TRACT 3

Livingston County Real Estate Tax Bill
 County Collector, 112 W. Madison St., P.O. BOX 50, Pontiac, IL 61764
M. NIKKI MEIER, LIVINGSTON COUNTY COLLECTOR

Township: Broughton
 Tax Code: 12007
 Prop Class: 0021

Parcel Number: 12-12-05-200-002
 Parcel Address:

PLEASE READ REVERSE SIDE FOR IMPORTANT INFORMATION

WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

Legal Description
 12-05-200-002 S5 T29 R8 40 ACRES
 N1/2 OF S80 ACS OF E120 ACS NE

DUPLICATE 1st INSTALL DUE: **07/08/2025**
 2nd INSTALL DUE: **09/08/2025**

PENALTIES

Penalty of 1 1/2% per month added after each installment due date for each month or part of the month.

TIF BASE	0
1977 EQUALIZED	0
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	40.00
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
- SENIOR EXMPT	0
- FREEZE EXEMPTIONS	0
- DISABLED VET EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	20,724
+ FARM BUILDING	0
= NET TAXABLE VAL	20,724
x TAX RATE	8.14503
= CURRENT TAX	\$1,687.98
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE	\$0.00
+ FORFEITURE BAL	
= TOTAL TAX DUE	\$1,687.98
= TOTAL PAID	\$1,687.98

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
LIVINGSTON COUNTY	1.00834	\$190.30	0.95071	\$197.03	31.32	6.73
DWIGHT GRADE #232	2.96055	\$558.74	2.97946	\$617.46	21.82	58.72
EMINGTON-CAMPUS 21	0.24140	\$45.56	0.23354	\$48.40	0.00	2.84
DWIGHT HIGH # 230	2.32324	\$438.47	2.33168	\$483.22	18.59	44.75
JOLIET COM COL 525	0.28217	\$53.25	0.26594	\$55.11	0.00	1.86
PRAIRIE CR LIBRARY	0.13581	\$25.63	0.13261	\$27.48	1.81	1.85
RND.GR-BROUGHTON-SULLIVAN	0.02639	\$4.98	0.02510	\$5.20	0.00	0.22
BROUGHTON RD DIST	0.87082	\$164.35	0.82106	\$170.16	0.00	5.81
BROUGHTON TWP	0.42948	\$81.06	0.40493	\$83.92	5.64	2.86
Totals	8.27820	\$1,562.34	8.14503	\$1,687.98	\$79.18	\$125.64

2024 PAYABLE 2025 NO PERSONAL CHECKS AFTER 10/10/2025

Owner Name: WALSH FAMILY FARMS LLC

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 12-12-05-200-002 First Installment Due Date **07/08/2025**
 Bill Number 2024-008784 Interest Penalty
 Sold Years Forfeiture Balance

Total Paid Paid on 06/27/2025 **\$843.99** Total Due 1st Install **\$0.00**

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER	PAY	Paid by
07/08/2025	\$0.00	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> BANK
08/08/2025	\$0.00	
09/08/2025	\$0.00	
10/08/2025	Contact Treasurer	

1 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 12-12-05-200-002 Second Installment Due Date **09/08/2025**
 Bill Number 2024-008784 Interest Penalty
 Sold Years Total Due 2nd Install **\$0.00**

Total Paid Paid on 09/08/2025 **\$843.99** Balance Due **\$0.00**

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER	PAY	Paid by
09/08/2025	\$0.00	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> BANK
10/08/2025	Contact Treasurer	

2 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

COUNTY TAX INFORMATION

PART OF TRACT 3 - Includes Some Land That is NOT Part of Auction Property

Livingston County Real Estate Tax Bill
 County Collector, 112 W. Madison St., P.O. BOX 50, Pontiac, IL 61764
M. NIKKI MEIER, LIVINGSTON COUNTY COLLECTOR

Township: Broughton
 Tax Code: 12007
 Prop Class: 0021

Parcel Number: 12-12-05-200-003
 Parcel Address:

PLEASE READ REVERSE SIDE FOR IMPORTANT INFORMATION

WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

Legal Description
 12-05-200-003 S5 T29 R8 80 ACRES
 S1/2 OF S80 ACS OF E120 ACS OF NE & N1/2 N1/2 SE

DUPLICATE 1st INSTALL DUE: **07/08/2025**
 2nd INSTALL DUE: **09/08/2025**

PENALTIES
 Penalty of 1 1/2% per month added after each installment due date for each month or part of the month.

TIF BASE	0
1977 EQUALIZED	32,217
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	80.00
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
- SENIOR EXMPT	0
- FREEZE EXEMPTIONS	0
- DISABLED VET EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	38,355
+ FARM BUILDING	0
= NET TAXABLE VAL	38,355
x TAX RATE	8.14503
= CURRENT TAX	\$3,124.04
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE	\$0.00
+ FORFEITURE BAL	
= TOTAL TAX DUE	\$3,124.04
= TOTAL PAID	\$3,124.04

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
LIVINGSTON COUNTY	1.00834	\$351.06	0.95071	\$364.66	57.96	13.60
DWIGHT GRADE #232	2.96055	\$1,030.75	2.97946	\$1,142.77	40.38	112.02
EMINGTON-CAMPUS 21	0.24140	\$84.05	0.23354	\$89.57	0.00	5.52
DWIGHT HIGH # 230	2.32324	\$808.86	2.33168	\$894.32	34.41	85.46
JOLIET COM COL 525	0.28217	\$98.24	0.26594	\$102.00	0.00	3.76
PRAIRIE CR LIBRARY	0.13581	\$47.28	0.13261	\$50.86	3.35	3.58
RND.GR-BROUGHTON-SULLIVAN	0.02639	\$9.19	0.02510	\$9.63	0.00	0.44
BROUGHTON RD DIST	0.87082	\$303.18	0.82106	\$314.92	0.00	11.74
BROUGHTON TWP	0.42948	\$149.53	0.40493	\$155.31	10.44	5.78
Totals	8.27820	\$2,882.14	8.14503	\$3,124.04	\$146.54	\$241.90

2024 PAYABLE 2025 NO PERSONAL CHECKS AFTER 10/10/2025

Owner Name: WALSH FAMILY FARMS LLC

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 12-12-05-200-003 First Installment Due Date **07/08/2025**
 Bill Number 2024-008785 Interest Penalty
 Sold Years Forfeiture Balance

Total Paid Paid on 1st Install 06/27/2025 **\$1,562.02** Total Due 1st Install **\$0.00**

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER PAY Paid by

07/08/2025	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
08/08/2025	\$0.00	CASH	CHECK	BANK
09/08/2025	\$0.00			
10/08/2025	Contact Treasurer			

1 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 12-12-05-200-003 Second Installment Due Date **09/08/2025**
 Bill Number 2024-008785 Interest Penalty
 Sold Years Total Due 2nd Install **\$0.00**

Total Paid Paid on 2nd Install 09/08/2025 **\$1,562.02** Balance Due **\$0.00**

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER PAY Paid by

09/08/2025	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10/08/2025	Contact Treasurer	CASH	CHECK	BANK

2 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS IL 60920-

COUNTY TAX INFORMATION

TRACTS 4 & 5

Livingston County Real Estate Tax Bill

County Collector, 112 W. Madison St., P.O. BOX 50, Pontiac, IL 61764

M. NIKKI MEIER, LIVINGSTON COUNTY COLLECTOR

Township: Broughton
Tax Code: 12005
Prop Class: 0021

Parcel Number: 12-12-09-100-013
Parcel Address:

CABERY, IL 60919

**PLEASE READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

Legal Description
12-09-100-013 S9 T29 R8 77.74 ACRES
W1/2 NW1/4 (EX COM 861.6 S OF NW COR NW1/4
E293.29 S269.18 NW86.91 S49.95 SW204.02 N323.05

WALSH THOMAS M
33162 E 2700 N RD
PO BOX 127
CAMPUS IL 60920-

DUPLICATE 1st INSTALL DUE: 07/08/2025
2nd INSTALL DUE: 09/08/2025

PENALTIES

Penalty of 1 1/2% per month added after each installment due date for each month or part of the month.

TIF BASE	0
1977 EQUALIZED	0
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	77.74
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
- SENIOR EXMPT	0
+ FREEZE EXEMPTIONS	0
- DISABLED VET EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	37,621
+ FARM BUILDING	0
= NET TAXABLE VAL	37,621
x TAX RATE	7.62001
= CURRENT TAX	\$2,866.72
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE	\$0.00
+ FORFEITURE BAL	
= TOTAL TAX DUE	\$2,866.72
= TOTAL PAID	\$2,866.72

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
LIVINGSTON COUNTY	1.00834	\$344.87	0.95071	\$357.66	56.84	12.79
EMINGTON-CAMPUS 21	0.24140	\$82.56	0.23354	\$87.86	0.00	5.30
KANKAKEE CC #520	0.45932	\$157.10	0.43517	\$163.72	2.58	6.62
RND.GR-BROUGHTON-SULLIVAN	0.02639	\$9.03	0.02510	\$9.44	0.00	0.41
BROUGHTON RD DIST	0.87082	\$297.84	0.82106	\$308.89	0.00	11.05
BROUGHTON TWP	0.42948	\$146.89	0.40493	\$152.34	10.24	5.45
HERSCHER UNIT 2J	4.80214	\$1,642.43	4.74950	\$1,786.81	65.02	144.38
Totals	7.83789	\$2,680.72	7.62001	\$2,866.72	\$134.68	\$186.00

2024 PAYABLE 2025

NO PERSONAL CHECKS AFTER 10/10/2025

Owner Name: WALSH FAMILY FARMS LLC

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 12-12-09-100-013 First Installment Due Date 07/08/2025
Bill Number 2024-008828 Interest Penalty
Sold Years Forfeiture Balance

Total Paid Paid on 1st Install 06/27/2025 \$1,433.36
Total Due 1st Install \$0.00

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER PAY Paid by
07/08/2025 \$0.00 CASH CHECK BANK
08/08/2025 \$0.00
09/08/2025 \$0.00
10/08/2025 Contact Treasurer

1 WALSH THOMAS M
33162 E 2700 N RD
PO BOX 127
CAMPUS IL 60920-

ORIGINAL PAYMENT STUB MUST ACCOMPANY PAYMENT

2024 PAYABLE 2025 Livingston County

DUPLICATE



Parcel Number 12-12-09-100-013 Second Installment Due Date 09/08/2025
Bill Number 2024-008828 Interest Penalty
Sold Years Total Due 2nd Install \$0.00

Total Paid Paid on 2nd Install 09/08/2025 \$1,433.36
Balance Due \$0.00

LATE PAYMENT SCHEDULE :

POSTMARKED AFTER PAY Paid by
09/08/2025 \$0.00 CASH CHECK BANK
10/08/2025 Contact Treasurer

2 WALSH THOMAS M
33162 E 2700 N RD
PO BOX 127
CAMPUS IL 60920-

ASSESSMENT INFORMATION

TRACTS 1 & 2

Tax Year: 2025

Parcel Information Report
Livingston County
06-06-32-400-002

Page 1 of 1
 09/11/2025 12:56:21 PM

Parcel No	Township	Tax Code	Property Class	Land Use	1977 Base Value	Senior Freeze Year
06-06-32-400-002	Round Grove	06006	0021		0	0
Alternate Parcel No	Homesite Acres	Farm Acres	Gross Acres	TIF Base	EZone Parcel	Senior Freeze Value
	0.0000	80.0000	80.0000	0	NO	0
Parcel Status	Activation Year	Lot Dimension		Level Activated		
	2000			Board of Review Eq.		

Owner Name and Address WALSH FAMILY FARMS LLC

Alternate Name and Address Relationship = Trustee
 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS, IL 60920

Parcel Sales

Site Address

Legal Description 06 32 400 002 S32 T30 R8 80 ACRES
 E1/2 SE

Parcel Notes *NEW OWNERSHIP (WALSH FAMILY FARMS/10-21-14)-2017
 *ALT MAILING (THOMAS M WALSH) ADDRESS CHG-SEE DOC 602534-2010

Assessment Information

Tax Year	2025	Parcel No:	06-06-32-400-002						
Category	Partial Bldg Ind	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total New Construction	Total Demolition	Assessment Total	
Prior Year Equalized	N	46,083	0	0	0	0	0	46,083	
Township Assessor	N	50,092	0	0	0	0	0	50,092	

Parcel Genealogy:

ASSESSMENT INFORMATION

TRACTS 1 & 2

PDF+PIN: 006+06-06-32-400-002 Livingston County Supr of Assessments WORKING Thu, 9/11/2025, 12:53 PM Page 1

Deed: WALSH FAMILY FARMS LLC
 Contract: Map Area: Round Grove Twp
 CID#: 000-000-000
 DBA: Tax Dist: 06006
 MLS: Plat Page:
 Legal: 06 32 400 002 S32 T30 R8 80 ACRES E 1/2 SE
 Subdiv: [NONE]
 Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status: Inspected

Land Basis		Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Revised) \$11	
CR							77,740						\$50,091	0%	0%	0%	\$0	\$50,091	
NA							2,260						\$0	0%	0%	0%	\$0	\$0	
Grand Total							3,484,800.00	80.000					\$50,091	0%	0%	0%	\$0	\$50,091	
Utilities																			
CR	None																		
NA	None																		
Building Permits																			
Date	\$ Amount	NUJC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Assessor	Prior Yr:	2024	Values						
									N/F Lnd				\$0						
									N/F Bid				\$0						
									Land			\$50,091	\$46,083						
									Bldg				\$0						
									Total			\$50,091	\$46,083						

ASSESSMENT INFORMATION

PART OF TRACT 3

Tax Year: 2025

Parcel Information Report Livingston County 12-12-05-200-002

Page 1 of 1
09/11/2025 12:55:54 PM

Parcel No	Township	Tax Code	Property Class	Land Use	1977 Base Value	Senior Freeze Year
12-12-05-200-002	Broughton	12007	0021		0	0
Alternate Parcel No	Homesite Acres	Farm Acres	Gross Acres	TIF Base	EZone Parcel	Senior Freeze Value
	0.0000	40.0000	40.0000	0	NO	0
Parcel Status	Activation Year	Lot Dimension		Level Activated		
	2000			Board of Review Eq.		

Owner Name and Address WALSH FAMILY FARMS LLC

Alternate Name and Address Relationship = Trustee
 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS, IL 60920

Parcel Sales	Document Number	Date of Sale	Gross Selling Price	Net Selling Price	Valid Sale Filing Date	Book Page	Deed
	532375	02/05/2002	\$160,000.00	\$160,000.00	N 2002-02-13		Warranty Deed

Site Address

Legal Description 12-05-200-002 S5 T29 R8 40 ACRES
 N1/2 OF S80 ACS OF E120 ACS NE

Parcel Notes *NEW OWNERSHIP (WALSH FAMILY FARMS/10-21-14)-2017
 *ALT MAILNG (THOMAS M WALSH) ADDRESS CHG-SEE DOC 602534-2010
 *OWNERSHIP (WALSH) DEEDED INTO TRUST-2009
 *NEW OWNERSHIP (WALSH/2-13-02)-2002

Assessment Information

Tax Year	2025	Parcel No:	12-12-05-200-002						
Category	Partial Bldg Ind	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total New Construction	Total Demolition	Assessment Total	
Prior Year Equalized	N	20,724	0	0	0	0	0	20,724	
Township Assessor	N	22,761	0	0	0	0	0	22,761	

Parcel Genealogy:

ASSESSMENT INFORMATION

PART OF TRACT 3

Deed: WALSH FAMILY FARMS LLC
Contract: Broughton Twp
CID#: 000-000-000
DBA: 12007
MLS: [NONE]
Legal: 12-05-200-002 S5 T29 R8 40 ACRES N1/2 OF S80 ACS OF E120 ACS NE

Land										
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land
CR						39,500				
NA						21,780.00	0.500			
Grand Total						1,742,400.00	40.000			

Utilities										
Street	None	None	None	None	None	None	None	None	None	None
CR										
NA										

Zoning										
CR	NA	None	None	None	None	None	None	None	None	None

Building Permits										
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Assessor
02/05/2002	\$160,000	D004	532375						N/F Lnd	
									N/F Bid	
									Land	\$22,761
									Bldg	\$0
									Total	\$20,724

Land Use										
CR	NA	None	None	None	None	None	None	None	None	None

Values										
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Assessor
									N/F Lnd	
									N/F Bid	
									Land	\$22,761
									Bldg	\$0
									Total	\$20,724

Totals										
CR	NA	None	None	None	None	None	None	None	None	None

ASSESSMENT INFORMATION

PART OF TRACT 3 - Includes Some Land That is NOT Part of Auction Property

Tax Year: 2025

**Parcel Information Report
Livingston County
12-12-05-200-003**

Page 1 of 1
09/11/2025 12:56:47 PM

Parcel No	Township	Tax Code	Property Class	Land Use	1977 Base Value	Senior Freeze Year
12-12-05-200-003	Broughton	12007	0021		32,217	0
Alternate Parcel No	Homesite Acres	Farm Acres	Gross Acres	TIF Base	EZone Parcel	Senior Freeze Value
	0.0000	80.0000	80.0000	0	NO	0
Parcel Status	Activation Year	Lot Dimension			Level Activated	
	2000				Board of Review Eq.	

Owner Name and Address WALSH FAMILY FARMS LLC

Alternate Name and Address Relationship = Trustee
WALSH THOMAS M
33162 E 2700 N RD
PO BOX 127
CAMPUS, IL 60920

Parcel Sales	Document Number	Date of Sale	Gross Selling Price	Net Selling Price	Valid Sale Filing Date	Book Page	Deed
	532375	02/05/2002	\$160,000.00	\$160,000.00	N 2002-02-13		Warranty Deed

Site Address

Legal Description 12-05-200-003 S5 T29 R8 80 ACRES
S1/2 OF S80 ACS OF E120 ACS OF NE & N1/2 N1/2 SE

Parcel Notes *NEW OWNERSHIP (WALSH FAMILY FARMS/10-21-14)-2017
*CHANGE DETECTION ADJ-LANDUSE CHG & REMOVED CRIB-2017
*ALT MAILING (THOMAS M WALSH) ADDRESS CHG-SEE DOC 602534-2010
*T. WALSH DEEDED SOLE OWNERSHIP-2002

Assessment Information

Tax Year	2025	Parcel No:	12-12-05-200-003							
Category	Partial Bldg Ind	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total New Construction	Total Demolition	Assessment	Total	Total
Prior Year Equalized	N	38,355	0	0	0	0	0	0	38,355	
Township Assessor	N	42,252	0	0	0	0	0	0	42,252	

Parcel Genealogy:

ASSESSMENT INFORMATION

PART OF TRACT 3 - Includes Some Land That is NOT Part of Auction Property

PDF+PIN: 012*12-05-200-003 Livingston County Supr of Assessments WORKING Thu, 9/11/2025, 12:53 PM Page 1

Deed: WALSH FAMILY FARMS LLC
 Contract: 000-000-000
 CID#: 12007
 DBA: [NONE]
 MLS: [NONE]
 Map Area: Broughton Twp
 Route: 000-000-000
 Tax Dist: 12007
 Plat Page:
 Subdiv: [NONE]
 Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status: Inspected

Rural / Ag Land
 Legal: 12-05-200-003 S5 T29 R8 80 ACRES S1/2 OF S80 ACS OF E120 ACS OF NE & N1/2 N1/2 SE

Land																		
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFFI Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rolling \$)	
CR						74,800						\$41,827	0%	0%	0%	\$0	\$41,827	
NA						38,332.80	0.880					\$0	0%	0%	0%	\$0	\$0	
OF						4,320						\$430	0%	0%	0%	\$0	\$430	
Grand Total						3,484,800.00	80.000					\$42,257				\$0	\$42,257	
Utilities										Zoning			Land Use					
CR	None									Not Applicable								Cropland
NA	None									Not Applicable								Non-Ag
OF	None									Not Applicable								Other Farmland
Sales										Building Permits			Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Reg	\$ Amount	Reason	Type	Assessor	Prior Yr:	2024						
02/05/2002	\$160,000	D004	532375						N/F Land			\$0						
									N/F Bid			\$0						
									Land	\$42,257		\$38,355						
									Bldg			\$0						
									Total	\$42,257		\$38,355						

Notes:

REMOVE CRIB FOR 2017.

ASSESSMENT INFORMATION

TRACTS 4 & 5

Tax Year: 2025

Parcel Information Report Livingston County 12-12-09-100-013

Page 1 of 1
09/11/2025 12:55:17 PM

Parcel No	Township	Tax Code	Property Class	Land Use	1977 Base Value	Senior Freeze Year
12-12-09-100-013	Broughton	12005	0021		0	
Alternate Parcel No	Homesite Acres	Farm Acres	Gross Acres	TIF Base	EZone Parcel	Senior Freeze Value
	0.0000	77.7400	77.7400	0	NO	0
Parcel Status	Activation Year	Lot Dimension		Level Activated		
	2014			Board of Review		

Owner Name and Address WALSH FAMILY FARMS LLC

Alternate Name and Address Relationship = Trustee
 WALSH THOMAS M
 33162 E 2700 N RD
 PO BOX 127
 CAMPUS, IL 60920

Parcel Sales

Site Address
 CABERY, IL 60919

Legal Description 12-09-100-013 S9 T29 R8 77.74 ACRES
 W1/2 NW1/4 (EX COM 861.6 S OF NW COR NW1/4 E293.29
 S269.18 NW86.91 S49.95 SW204.02 N323.05 TO POB & EX
 PT TAKEN FOR RR)

Parcel Notes *NEW OWNERSHIP (WALSH FAM FARMS/10-21-14)-2017
 *PARCEL COMBINATION-2014

Assessment Information

Tax Year	2025	Parcel No:	12-12-09-100-013				Total New	Total	Assessment Total
Category	Partial Bldg Ind	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Construction	Demolition	Assessment Total	
Prior Year Equalized	N	37,621	0	0	0	0	0	37,621	
Township Assessor	N	41,382	0	0	0	0	0	41,382	

Parcel Genealogy:	Parent Parcel No	Change Effective Year
	12-12-09-100-006	2014
	12-12-09-100-011	2014

ASSESSMENT INFORMATION

TRACTS 4 & 5

PDF#PIN: 012+12-12-09-100-013 Livingston County Supr. of Assessments WORKING Thu, 9/11/2025, 12:51 PM Page 1
 , CABERY
 Deed: WALSH FAMILY FARMS LLC Map Area: Broughton Twp Checks/Tags:
 Contract: 000-000-000 Route: 000-000-000 Lister/Date:
 CID#: Tax Dist: 12005 Review/Date:
 DBA: Plat Page: Entry Status:
 MLS: Subdiv: [NONE]

Rural / Ag Land
 Legal: 12-09-100-013 S9 T29 R8 77.74 ACRES W1/2 NW1/4 (EX COM 861.6 S OF NW COR NW1/4 E293.29 S269.18 NW86.91 S49.95 SW204.02 N323.05 TO POB & EX PT TAKEN FOR RR)

Land																		
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Road front \$)	
CR						72,400						\$41,042	0%	0%	0%	\$0	\$41,042	
NA						1,920						\$0	0%	0%	0%	\$0	\$0	
OF						3,420						\$348	0%	0%	0%	\$0	\$348	
Grand Total						3,386,354.40	77.740					\$41,390	0%	0%	0%	\$0	\$41,390	
Utilities																		
CR	None																	
NA	None																	
OF	None																	
Zoning																		
CR	Not Applicable																	
NA	Not Applicable																	
OF	Not Applicable																	
Building Permits																		
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Assessor	Prior Yr: 2024							
									N/F Lnd		\$0							
									N/F Bid		\$0							
									Land	\$41,390	\$37,621							
									Bldg		\$0							
									Total	\$41,390	\$37,621							

SURVEY

SURVEY - TRACT 3

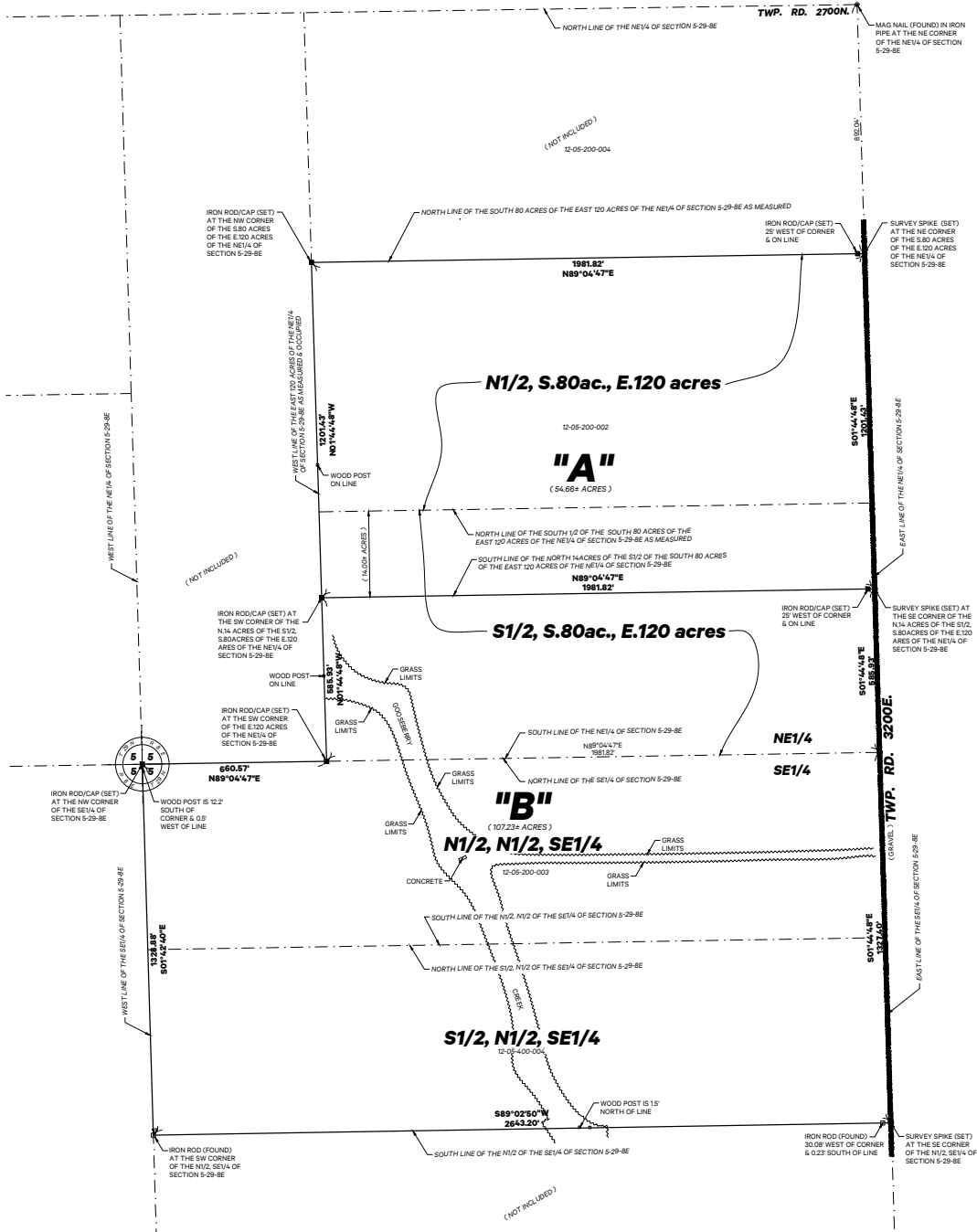
Includes Some Land That is NOT Part of Auction Property

PLAT OF SURVEY

SUGGESTED LEGAL DESCRIPTIONS

"A" THE NORTH 1/2 OF THE SOUTH 80 ACRES OF THE EAST 120 ACRES OF THE NORTHEAST QUARTER, TOGETHER WITH THE NORTH 1/4 ACRES OF THE SOUTH 1/2 OF SAID SOUTH 80 ACRES OF THE EAST 120 ACRES, ALL IN SECTION 5, TOWNSHIP 29 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS, CONTAINING 54.66 ACRES, MORE OR LESS.

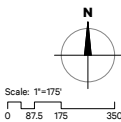
"B" THE NORTH 1/2 OF SOUTHEAST 1/4, TOGETHER WITH THE SOUTH 1/2 OF THE SOUTH 80 ACRES OF THE EAST 120 ACRES OF THE NORTHEAST QUARTER, EXCEPTING THEREFROM THE NORTH 1/4 ACRES, ALL IN SECTION 5, TOWNSHIP 29 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS, CONTAINING 107.23 ACRES, MORE OR LESS.



State of Illinois) ss
County of Livingston)

I, **Ty Eshleman**, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey, and "This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey."

Cullom, Illinois MAY 23, 2025
Ty Eshleman
Illinois Professional Land Surveyor #3636
License expires November 30, 2026



NOTES

1. Basis of bearing is referenced from Illinois East State Plane coordinate System on N.A.D. 83 (Geoid 2018). All dimensions shown are expressed in feet and decimal parts thereof.
2. Monuments found and/or set are held at the true property corners unless otherwise noted.
3. The plat hereon drawn represents observable existing conditions based on field work completed on May 7, 2025.
4. Compare current deed and site conditions with information being shown hereon and report any discrepancies to the surveyor at once.
5. No document search was performed by the surveyor. There may be deeds, easements, dedications or other matters of record and not of record affecting subject property which are not being shown hereon.

KRAUSE & SURVEYING, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM #54-004617

"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
115 WEST HANK ST. - P.O. BOX 338 - CULLOM, IL 60929
PHONE (815) 676-0999 -- FAX (815) 676-4999

Address: N. 3200E. Road, Cabery, IL 60919	
Client: David Mullen	Fielded By: RS
Survey No: 250503	Drawn By: JLP

SURVEY - TRACTS 4 & 5

PLAT OF SURVEY

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LIVINGSTON COUNTY, ILLINOIS, EXCEPTING THEREFROM THE RIGHT-OF-WAY OF THE NORFOLK & WESTERN RAILROAD, AND ALSO EXCEPTING

TRACT 1 - PER DOCUMENT NO. 2022R-03222.

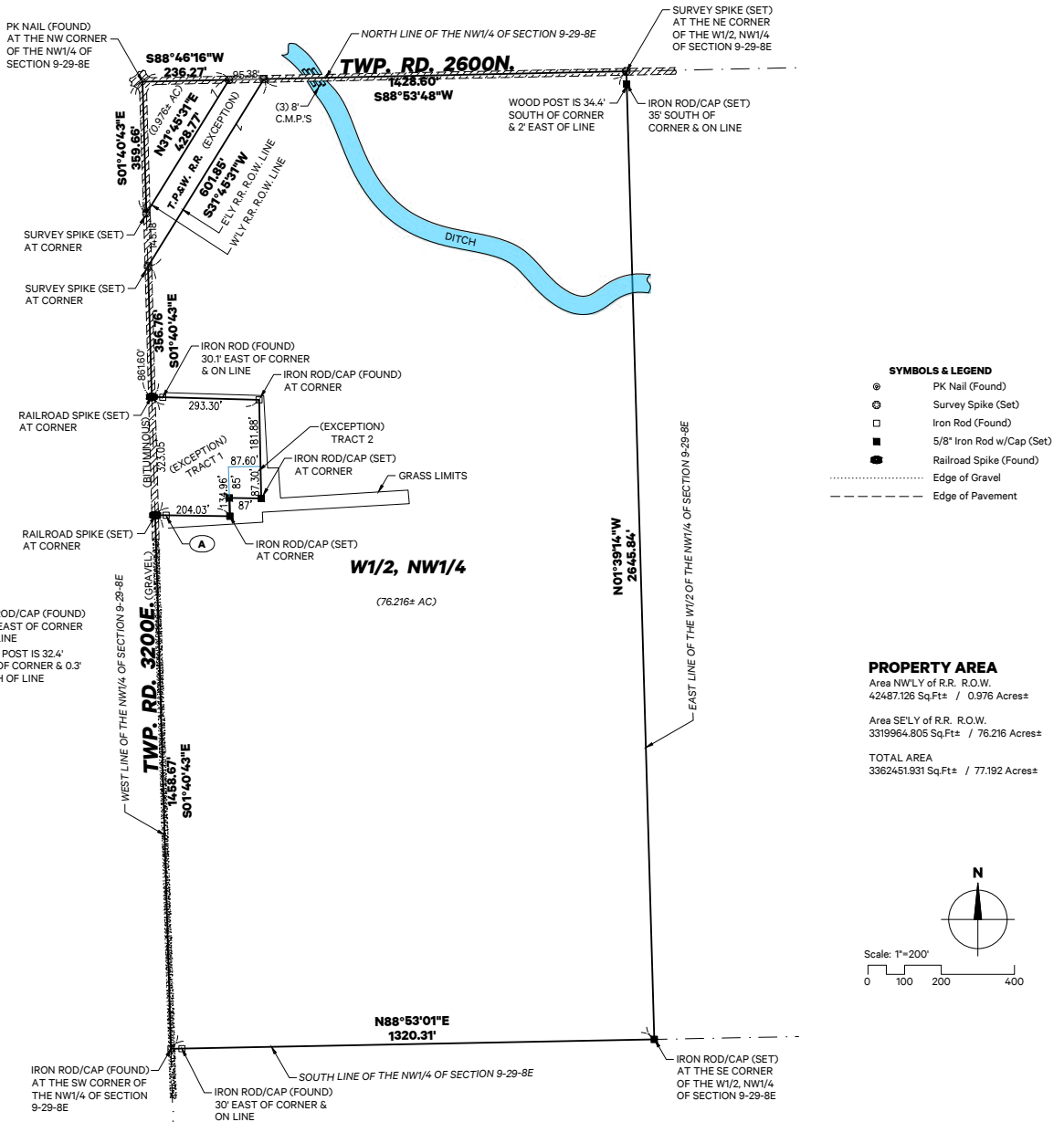
BEGINNING ON THE WEST LINE OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, 861.60 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION, RUNNING THENCE SOUTH 86 DEGREES 47 MINUTES EAST 293.29 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES WEST 181.88 FEET; THENCE NORTH 89 DEGREES 03 MINUTES WEST 87.60 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES EAST 134.95 FEET; THENCE NORTH 87 DEGREES 31 MINUTES WEST 204.02 FEET TO SAID WEST LINE OF THE SECTION, AND THENCE NORTH 0 DEGREES 00 MINUTES EAST 323.05 FEET TO THE POINT OF BEGINNING, IN THE NORTHWEST QUARTER OF SAID SECTION, IN LIVINGSTON COUNTY, ILLINOIS.

AND

TRACT 2 - PER DOCUMENT NO. 2022R-03222.

COMMENCING ON THE WEST LINE OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, 861.60 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION RUNNING THENCE SOUTH 86 DEGREES 47 MINUTES EAST 293.29 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES WEST 181.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 03 MINUTES WEST 87.60 FEET THENCE SOUTH 00 DEGREES 02 MINUTES EAST 85 FEET; THENCE SOUTH 87 DEGREES 31 MINUTES EAST 86.91 FEET; AND THENCE NORTH 00 DEGREES 28 MINUTES EAST 87.30 FEET TO THE POINT OF BEGINNING, IN THE NORTHWEST QUARTER OF SAID SECTION, IN LIVINGSTON COUNTY, ILLINOIS.

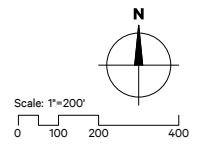
CONTAINING 77.19 TOTAL ACRES, MORE OR LESS.



SYMBOLS & LEGEND

⊙	PK Nail (Found)
⊗	Survey Spike (Set)
⊠	Iron Rod (Found)
⊡	5/8" Iron Rod w/Cap (Set)
⊢	Railroad Spike (Found)
---	Edge of Gravel
---	Edge of Pavement

PROPERTY AREA
 Area NWLY of R.R. R.O.W.
 42487.126 Sq.Ft± / 0.976 Acres±
 Area SELY of R.R. R.O.W.
 3319964.805 Sq.Ft± / 76.216 Acres±
TOTAL AREA
 3362451.931 Sq.Ft± / 77.192 Acres±



- NOTES**
- Basis of bearing is referenced from Illinois East State Plane coordinate System on N.A.D. 83 (Geoid 2018). All dimensions shown are expressed in feet and decimal parts thereof.
 - Monuments found and/or set are held at the true property corners unless otherwise noted.
 - The plat hereon drawn represents observable existing conditions based on field work completed on August 4, 2025.
 - Compare current deed and site conditions with information being shown hereon and report any discrepancies to the surveyor at once.
 - No document search was performed by the surveyor. There may be deeds, easements, dedications or other matters of record and not of record affecting subject property which are not being shown hereon.

State of Illinois) ss
 County of Livingston)
 I, **Ty Eshleman**, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey, and "This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey."
 Cullom, Illinois, September 16, 20 25
Ty Eshleman
 Illinois Professional Land Surveyor #3636
 License expires November 30, 2026



KRAVEN SURVEYING INC.
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647
 "SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
 115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929
 PHONE (815) 676-0999 ~ FAX (815) 676-4999

Address: 3200E, 2600N. Campus, IL.
 Client: David Mullen Fielded By: JC
 Survey No.: 250921 Drawn By: JLP

PHOTOS

PHOTOS



PHOTOS



PHOTOS



TRACT 3



TRACT 3

PHOTOS



PHOTOS



TRACT 4



TRACT 4

PHOTOS



PHOTOS





TRACT 5



Schrader Real Estate and Auction Company, Inc.
950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
260.244.7606 or 800.451.2709
www.SchraderAuction.com

