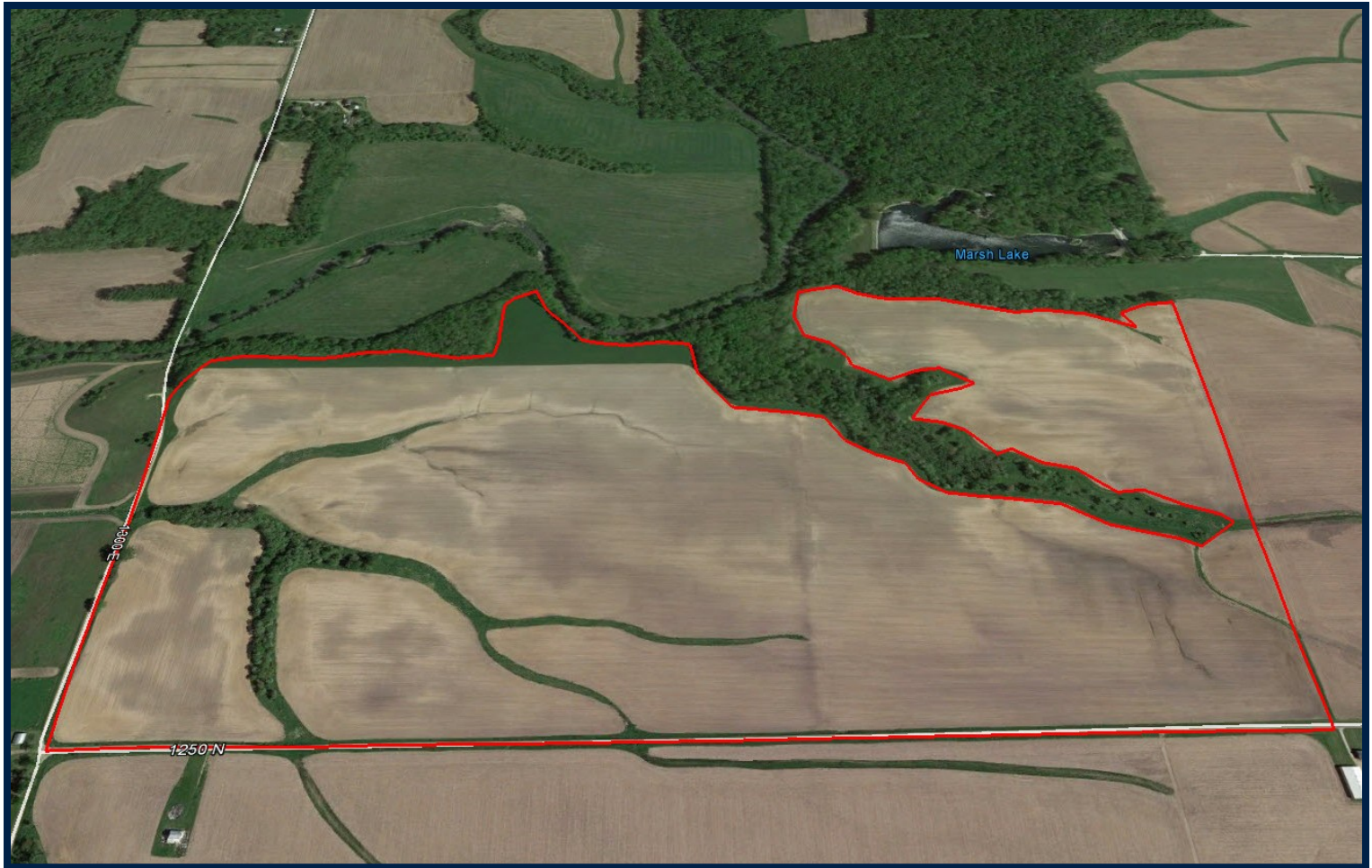


# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

**206 ACRES M/L**  
**LADEHOFF RETIREMENT, STARK CO., IL**

**LISTING #427**



© 2015 Total Realty, Co LLC We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

[total@totalrealtyco.com](mailto:total@totalrealtyco.com)

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

## Ladehoff Retirement, 206 Acres M/L, Stark County, IL

**LEGAL DESCRIPTION:** Part of the North 1/2 of Section 32, Township 14 North, Range 7 East. \*See legal description attached.

<b>TOTAL ACRES:</b>	<b>206 MOL</b>
<b>PRICE:</b>	<b>\$1,625,000</b>
<b>Price Per Acre:</b>	\$7,888
<b>Owner:</b>	Ladehoff Retirement
<b>Operator:</b>	Jenks
<b>County &amp; State:</b>	Stark Co., IL
<b>Location:</b>	3 miles west of Bradford, IL
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural & Tile
<b>Average Productivity:</b>	122.5
<b>Taxable Acres:</b>	206.01
<b>Net RE Taxes:</b>	\$3,069.54
<b>Taxes Payable In:</b>	2015
<b>Topography:</b>	Level to gently rolling slope

### COMMENTS & BUILDING INFORMATION:

Mostly tillable farm, good to excellent soils.

### TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Office: 563-659-8185

Email: [total@totalrealtyco.com](mailto:total@totalrealtyco.com)

[www.totalrealtyco.com](http://www.totalrealtyco.com)

### LEASE INFORMATION:

Leased for 2015

### F.S.A. INFORMATION:

<b>Farmland:</b>	206.01
<b>Crop Acres:</b>	197.5
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	106.7
<b>Corn Yield:</b>	171
<b>Soybean Base:</b>	90.1
<b>Soybean Yield:</b>	45

### APPROXIMATE BREAKDOWN OF ACRES:

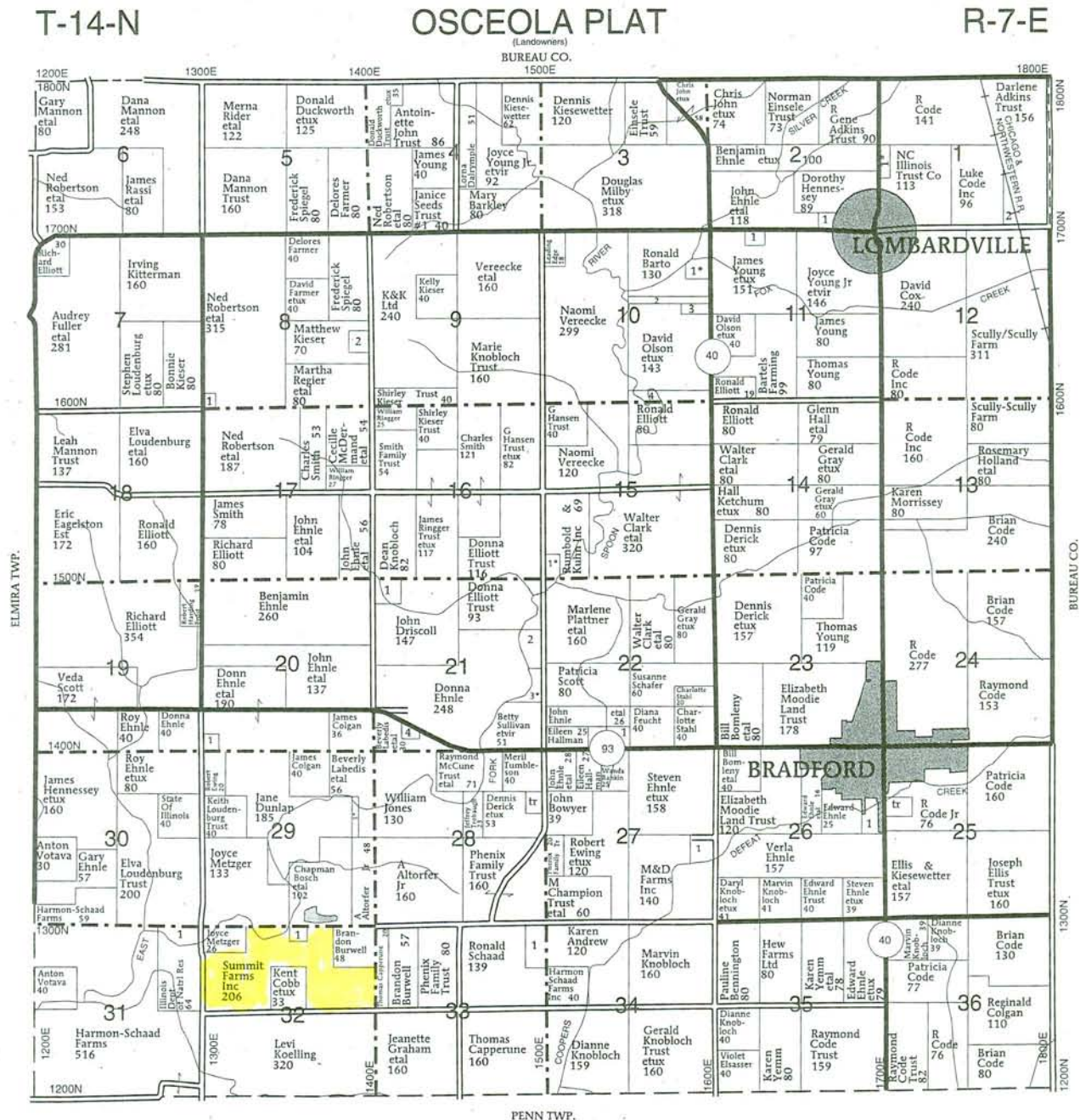
<b>Total Acres:</b>	206
<b>Tillable Acres:</b>	197.50
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	2.5
<b>Waterways:</b>	6
<b>Timber:</b>	
<b>Pasture:</b>	





## WHEN IT COMES TO WATER, Don't Be A Drip!

It may seem like a drop in the bucket, but you really can make a difference when it comes to conserving our most precious natural resource.



### OSCEOLA TOWNSHIP

#### SECTION 1

1. Code, R 15
2. Ag View FS Inc 11

#### SECTION 2

1. Barto, John 7

#### SECTION 8

1. Elliott, Richard 5

### SECTION 10

1. Barto, John 14
2. Olson, David 15
3. McCullough, Melanie 5
4. McCullough, Melanie 14

### SECTION 11

1. Young, James 7
2. Plattner, Marlene 11
3. Brady, Russell 7
4. Driscoll, Delores 13
5. Ganser, Glen 22

### SECTION 29

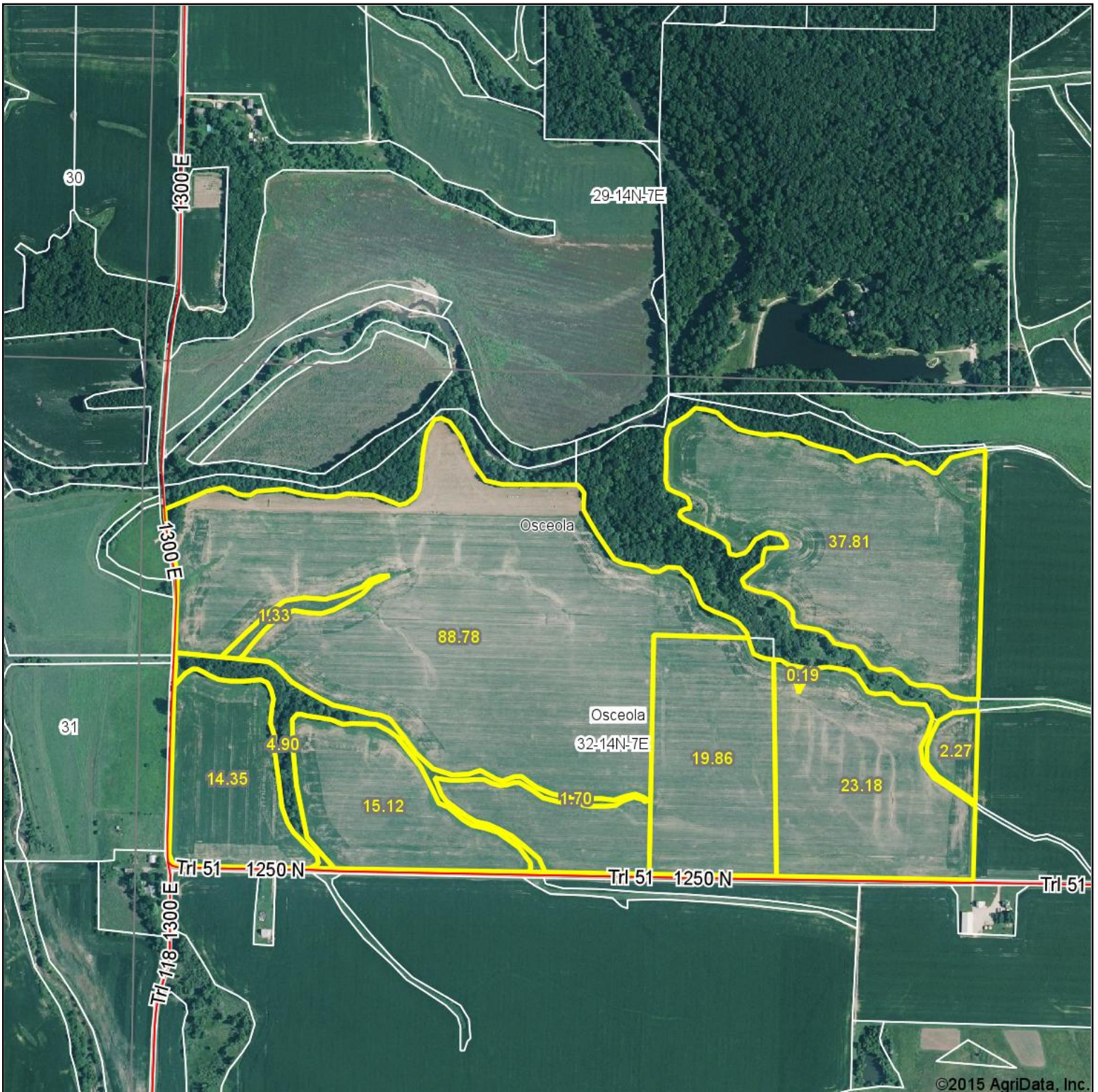
1. Ehnle, John 17
2. Smith, Zachariah 5
3. Rankin, Wanda 28
4. Cobb, Jearl 6
5. McDonna, William 16

### SECTION 29

1. Bosch, Chapman 10
2. Loudenburg Trust, Elva 14
3. Chapman & Cutle 11
4. Karen Andrew 20



# Aerial Map



©2015 AgriData, Inc.

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

map center: 41° 9' 35.63, 89° 43' 38.42

0ft 850ft 1699ft

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2015 www.AgriDataInc.com

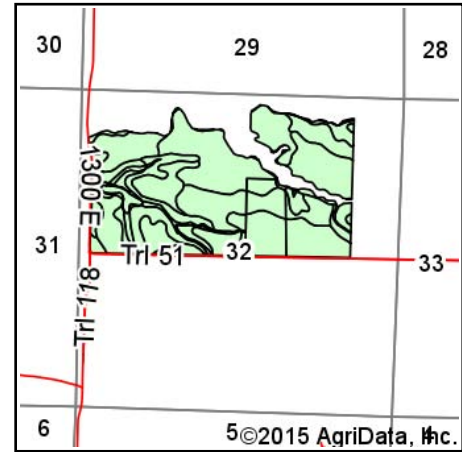
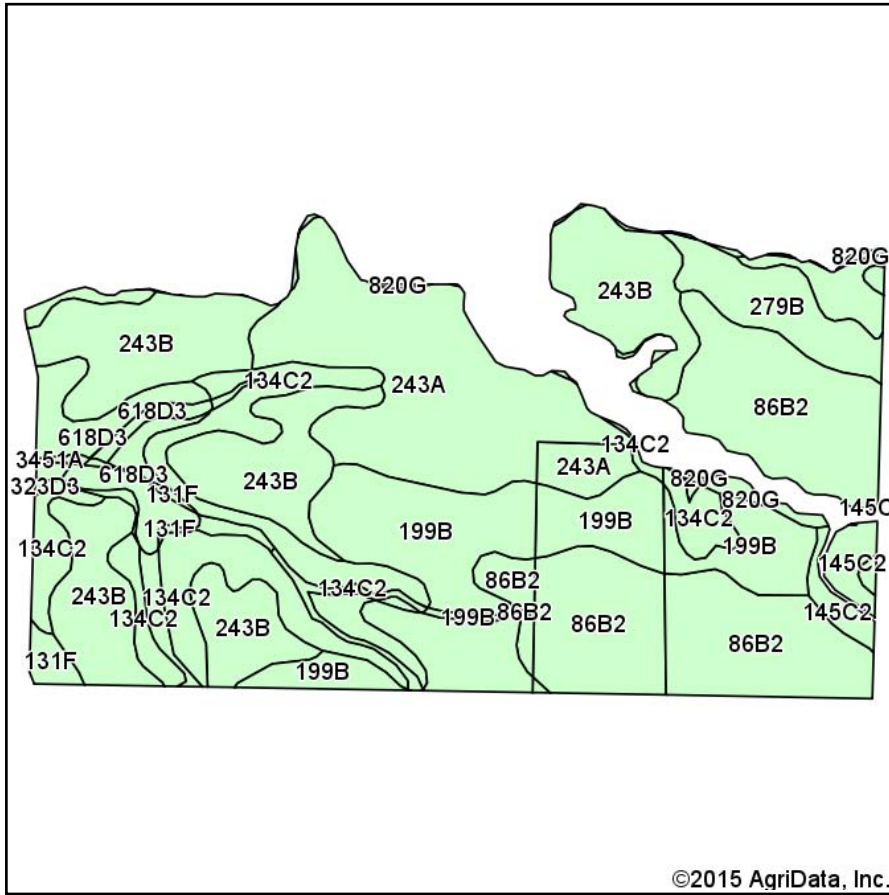
**32-14N-7E**  
**Stark County**  
**Illinois**



10/19/2015



# Soil Map



State: **Illinois**  
 County: **Stark**  
 Location: **32-14N-7E**  
 Township: **Osceola**  
 Acres: **209.49**  
 Date: **10/19/2015**

**TOTAL**  
 REALTY CO.  
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.

## Area Symbol: IL175, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Alfalfa <sup>d</sup> hay, T/A	Crop productivity index for optimum management
**243B	St. Charles silt loam, 2 to 5 percent slopes	44.91	21.4%		**166	**51	**64	**86	**5.09	**121
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	42.88	20.5%		**181	**57	**71	**97	**6.56	**134
**199B	Plano silt loam, 2 to 5 percent slopes	32.71	15.6%		**192	**59	**73	**102	**6.95	**141
243A	St. Charles silt loam, 0 to 2 percent slopes	31.59	15.1%		168	52	65	87	5.14	122
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	28.33	13.5%		**154	**47	**60	**81	**4.44	**111
**279B	Rozetta silt loam, 2 to 5 percent slopes	7.89	3.8%		**162	**50	**64	**83	**5.22	**119
**618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	7.49	3.6%		**118	**38	**47	**57	**2.84	**87
**131F	Alvin sandy loam, 18 to 35 percent slopes	4.64	2.2%		**107	**35	**42	**53	**2.67	**79
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.55	1.7%		**166	**53	**64	**88	**5.83	**123
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.84	1.4%		**153	**47	**60	**78	**4.90	**112
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	2.10	1.0%		**57	**19	**22	**24	0.00	**43
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	0.42	0.2%		190	61	73	97	0.00	140
**323D3	Casco clay loam, 10 to 18 percent slopes, severely eroded	0.14	0.1%		**97	**32	**38	**45	**1.99	**71
Weighted Average					167.4	51.9	64.9	87.6	5.42	122.5

Area Symbol: IL175, Soil Area Version: 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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

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

**b** Soils in the southern region were not rated for oats 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".

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

FARM: 3573

Illinois

U.S. Department of Agriculture

Prepared: 10/15/15 3:06 PM

Stark

Farm Service Agency

Crop Year: 2016

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

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

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
JENKS FAMILY FARMS	Not Applicable	2008 17175 75

**Farms Associated with Operator:**  
1287, 4206

CRP Contract Number(s): None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>	<b>Farm Status</b>	<b>Number of Tracts</b>
206.01	197.5	197.5	0.0	0.0	0.0	0.0	Active	2
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>			<b>FAV/WR History</b>	
0.0	0.0	197.5	0.0	0.0			N	

## ARC/PLC

ARC-IC  
NONEARC-CO  
CORN , SOYBNPLC  
NONEPLC-Default  
NONE

<b>Crop</b>	<b>Base Acreage</b>	<b>CTAP Tran Yield</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	106.7		171	0.0
SOYBEANS	90.1		45	0.0
<b>Total Base Acres:</b>	196.8			

Tract Number: 3891 Description: SEC 32 OSCEOLA TWP

BIA Range Unit Number:

FAV/WR  
History  
N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
165.67	161.97	161.97	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>		
0.0	0.0	161.97	0.0	0.0		

<b>Crop</b>	<b>Base Acreage</b>	<b>CTAP Tran Yield</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	87.5		171	0.0
SOYBEANS	73.9		45	0.0
<b>Total Base Acres:</b>	161.4			

Owners: LADEHOFF FAMILY RETIREMENT LLC

Other Producers: None

Illinois

Stark

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3573

Prepared: 10/16/15 8:46 AM

Crop Year: 2016

Page: 2 of 2

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

Tract Number: 3892 Description: SEC 32 OSCEOLA TWP

FAV/WR  
History

BIA Range Unit Number:

N

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
40.34	35.53	35.53	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	35.53	0.0	0.0		

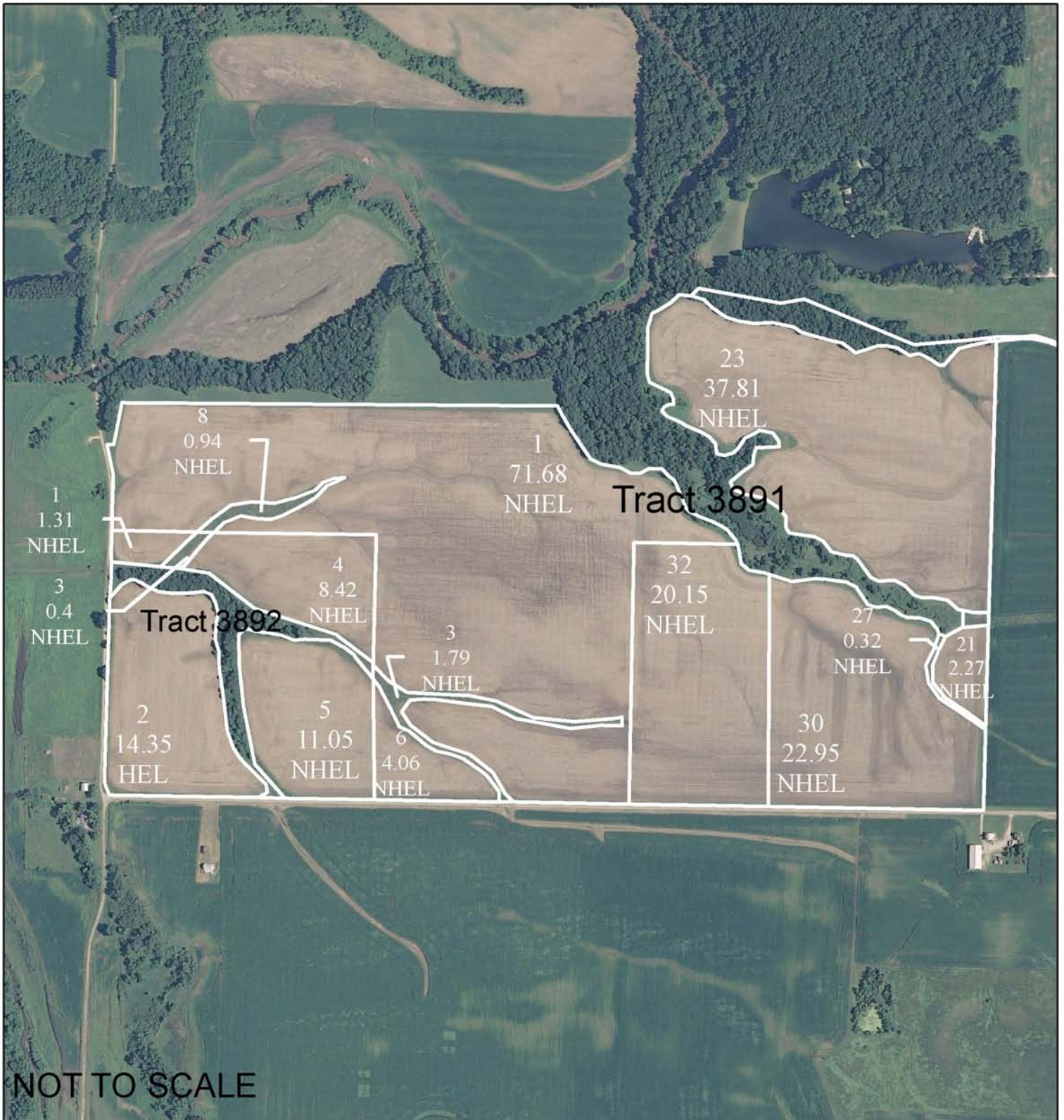
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.2		171	0.0
SOYBEANS	16.2		45	0.0
Total Base Acres:	35.4			

Owners: VALLEY OAKS INVESTMENTS LLC

Other Producers: None



# Sec 32 Osceola Twp



United States Department of Agriculture  
Farm Service Agency



**Stark County**

June 02, 2011



**Jenks Family Farms**  
Farm 3573  
Tract 3891 & 3892

Legend

GIS\_ILSDE.Wet\_P\_11175

**Wetland Determination Identifiers**

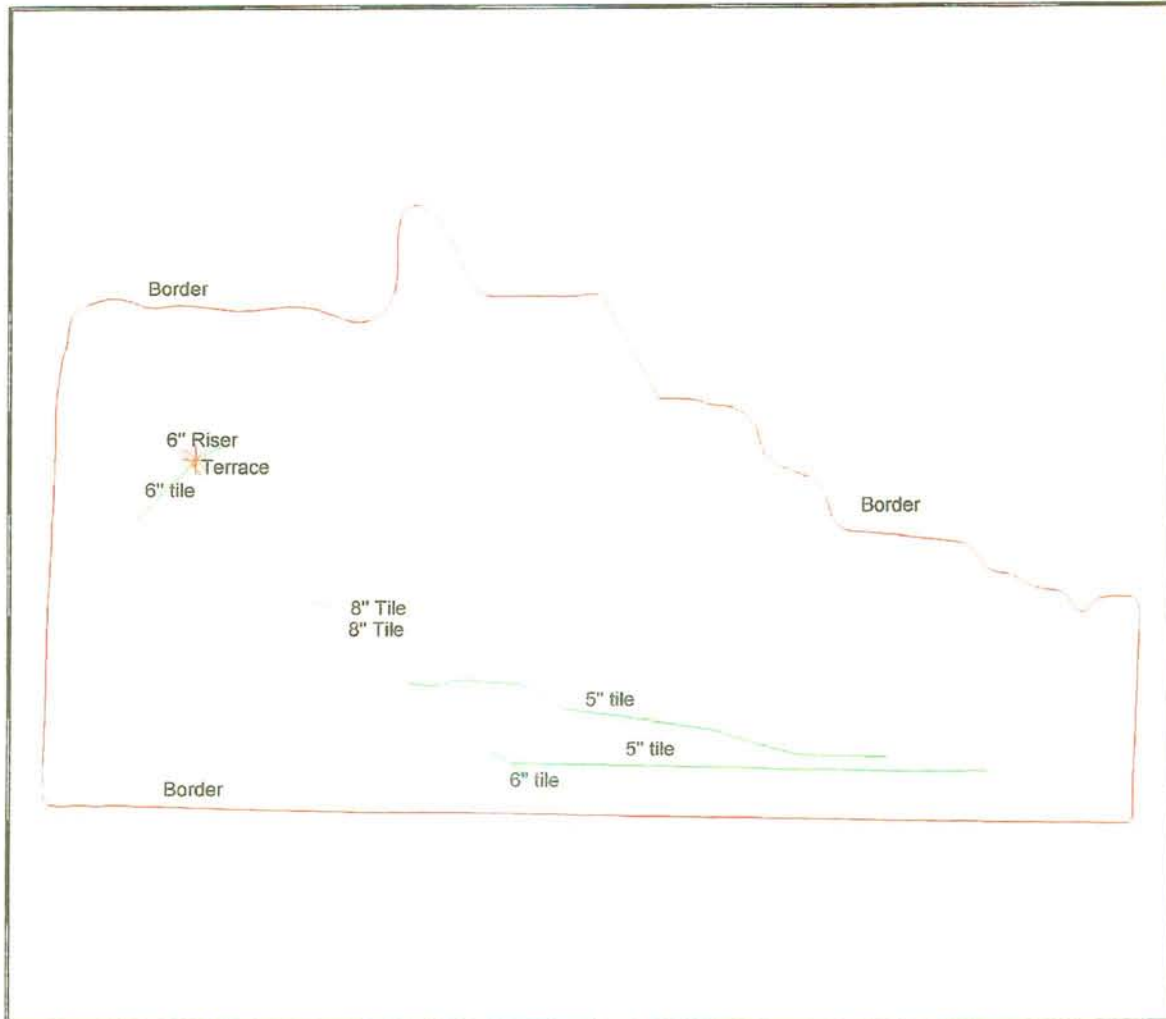
● Restricted Use

▲ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Summitt Farms  
Burwell Farm  
Year 2007



Projection: Universal Transverse Mercator  
Datum: WGS Datum (1984)  
Zone Number: 16  
Hemisphere: North

Scale: 1 : 8717  
1000 ft





## EXHIBIT A

### Tract 1:

A tract of land located in a part of the N1/2 of Section 32, T14N, R7E of the 4th P.M., Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at an iron rod at the Southwest corner of the NW1/4 of said Section 32; Thence N 00 degrees 30' 11" W, along the West line of the NW1/4 of said Section 32, a distance of 2090.55 feet; Thence N 89 degrees 16'16" E, 577.50 feet to an iron rod; Thence S 00 degrees 29'21" E, 44.80 feet to an iron rod; Thence N 89 degrees 16'16" E, 745.35 feet to an iron rod on the East line of the W1/2 of the NW1/4 of said Section 32. The last three (3) named courses being along the South line of an existing 17 1/2 acre tract; Thence N 00 degrees 14'40" W, along the East line of the W1/2 of the NW1/4 of said Section 32, a distance of 637.41 feet to an iron rod at the Northwest corner of the E1/2 of the NW1/4 of said Section 32; Thence N 89 degrees 16'16" E, along the North line of the NW1/4 of said Section 32, a distance of 282.03 feet to the Northerly bank of the Spoon River; Thence S 19 degrees 37'00" E, 253.98 feet; Thence S 46 degrees 34'25" E, 220.14 feet; Thence S 75 degrees 22'19" E, 129.33 feet; Thence N 76 degrees 28'26" E, 203.89 feet. The last four (4) named courses being along said North Bank; Thence S 13 degrees 17'10" E, 344.33 feet to an iron rod; Thence S 32 degrees 28'09" E, 261.05 feet to an iron rod; Thence S 63 degrees 47'42" E, 89.14 feet to an iron rod; Thence S 79 degrees 44'22" E, 342.54 feet to an iron rod; Thence S 42 degrees 26'59" E, 177.54 feet to an iron rod; Thence S 56 degrees 53'25" E, 208.53 feet to an iron rod; Thence S 28 degrees 08'54" E, 174.70 feet to an iron rod; Thence S 47 degrees 52'23" E, 50.51 feet to an iron rod; Thence S 84 degrees 09'03" E, 300.04 feet to an iron rod; Thence S 81 degrees 11'13" E, 220.63 feet to an iron rod; Thence S 44 degrees 08' 13" E, 124.40 feet to an iron rod; Thence S 72 degrees 11'45" E, 172.49 feet to an iron rod; Thence S 76 degrees 03'20" E, 163.40 feet to an iron rod; Thence S 29 degrees 29'16" E, 44.19 feet to an iron rod; Thence S 60 degrees 41'06" E, 44.91 feet to an iron rod; Thence N 45 degrees 09'24" E, 83.43 feet to an iron rod; Thence N 86 degrees 15'00" E, 164.05 feet to an iron rod; Thence S 00 degrees 26'17" W, 933.53 feet to the South line of the NE1/4 of said Section 32; Thence S 89 degrees 06'00" W, along the South line of the NE1/4 of said Section 32 and continuing along the South line of the NW1/4 of said Section 32, a distance of 4406.39 feet to the Place of Beginning, Stark County, Illinois.

### Tract 2:

A tract of land located in a part of the N1/2 of Section 32, T14N, R7E of the 4th P.M., Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at an iron rod at the Northwest corner of the NE1/4 of said Section 32; Thence N 89 degrees 26'26" E, along the North line of the NE1/4 of said Section 32, a distance of 64.00 feet to the West corner of an Existing 11.31 acre tract; Thence S 77 degrees 12'56" E, 701.75 feet to an iron rod; Thence N 54 degrees 46'40" E, 136.85 feet to an iron rod; Thence S 67 degrees 09'08" E, 585.78 feet to an iron rod; Thence N 81

**This commitment is valid only if Schedule B is attached.**

Western Illinois Title Company  
126 West Exchange Street  
P.O. Box 179  
Cambridge, Illinois 61238  
(309) 937-2483

*First American Title Insurance Company*



degrees 58' 49" E, 400.62 feet to an iron rod. The last four (4) named courses being along the South side of said 11.31 acre tract; Thence S 00 degrees 26'17" W, 1466.80 feet to an iron rod; Thence S 89 degrees 15'00" W, 164.05 feet to an iron rod; Thence S 45 degrees 09'24" W, 83.43 feet to an iron rod; Thence N 60 degrees 41'06" W, 44.91 feet to an iron rod; Thence N 29 degrees 29'16" W, 44.19 feet to an iron rod; Thence N 76 degrees 03'20" W, 163.40 feet to an iron rod; Thence N 72 degrees 11'45" W, 172.49 feet to an iron rod; Thence N 44 degrees 08'13" W, 124.40 feet to an iron rod; Thence N 81 degrees 11'13" W, 220.63 feet to an iron rod; Thence N 84 degrees 09'03" W, 300.04 feet to an iron rod; Thence N 47 degrees 52'23" W, 50.51 feet to an iron rod; Thence N 28 degrees 08'54" W, 174.70 feet to an iron rod; Thence N 56 degrees 53'25" W, 208.53 feet to an iron rod; Thence N 42 degrees 26'59" W, 177.54 feet to an iron rod; Thence N 79 degrees 44'22" W, 342.54 feet to an iron rod; Thence N 63 degrees 47'42" W, 89.14 feet to an iron rod; Thence N 32 degrees 28'09" W, 261.05 feet to an iron rod; Thence N 13 degrees 17'10" W, 344.33 feet to the North bank of Spoon River; Thence N 76 degrees 28'26" E, along said North Bank, 55.99 feet; Thence N 56 degrees 33'00" E, along said North Bank, 503.33 feet to the West line of the NE1/4 of said Section 32; Thence N 00 degrees 10'18" W, along the West line of the NE1/4 of said Section 32, a distance of 97.72 feet to the Place of Beginning, Stark County, Illinois.

Excepting therefrom:

A tract of land located in a part of the North Half (N 1/2) of Section Thirty-two (32), Township Fourteen (14) North, Range Seven (7) East of the Fourth Principal Meridian, Stark County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at an iron rod at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00 degrees 30 minutes 11 seconds West, along the West line of the Northwest 1/4 of said Section 32, a distance of 1766.63 feet to an iron rod at the Place of Beginning for the tract to be described; thence continuing North 00 degrees 30 minutes 11 seconds West, along the West line of the Northwest 1/4 of Section 32, a distance of 323.92 feet; thence North 89 degrees 16 minutes 16 seconds East, 577.50 feet to an iron rod; thence South 00 degrees 29 minutes 21 seconds East, 44.80 feet to an iron rod; thence North 89 degrees 16 minutes 16 seconds East, 745.35 feet to an iron rod on the East line of the West 1/2 of the Northwest 1/4 of said Section 32 (the last three (3) named courses being along the South line of an existing 17 1/2 acre tract); thence North 00 degrees 14 minutes 40 seconds West, along the East line of the West 1/2 of the Northwest 1/4 of said Section 32, a distance of 637.41 feet to an iron rod at the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section 32; thence North 89 degrees 16 minutes 16 seconds East, along the North line of the Northwest 1/4 of said Section 32, a distance of 282.03 feet to the Northerly bank of the Spoon River; thence South 19 degrees 37 minutes 00 seconds East, 253.98 feet; thence South 46 degrees 34 minutes 25 seconds East, 220.14 feet; thence South 75 degrees 22 minutes 19 seconds East, 129.33 feet; thence North 76 degrees 28 minutes 26 seconds East, 259.88 feet; thence North 56 degrees 33 minutes 00 seconds East, 504.33 feet to the West line of the Northeast 1/4 of said Section 32 (the last five (5) named courses being along the

**This commitment is valid only if Schedule B is attached.**

Western Illinois Title Company  
126 West Exchange Street  
P.O. Box 179  
Cambridge, Illinois 61238  
(309) 937-2483

*First American Title Insurance Company*



Northerly bank of said Spoon River); thence North 00 degrees 10 minutes 18 seconds West, along the West line of the Northeast 1/4 of said Section 32, a distance of 97.72 feet to the Northwest corner of the Northeast 1/4 of said Section 32; thence North 89 degrees 26 minutes 26 seconds East, along the North line of the Northeast 1/4 of said Section 32, a distance of 64.00 feet; thence South 77 degrees 12 minutes 56 seconds East, along the Southerly line of an existing 11.31 acre tract, 280.66 feet; thence South 60 degrees 41 minutes 00 seconds West, 215.71 feet to an iron rod; thence South 51 degrees 45 minutes 19 seconds West, 109.65 feet to an iron rod; thence South 16 degrees 34 minutes 25 seconds West, 63.10 feet to an iron rod; thence South 04 degrees 47 minutes 37 seconds East, 219.10 feet to an iron rod; thence South 29 degrees 56 minutes 45 seconds East, 44.66 feet to an iron rod; thence South 79 degrees 14 minutes 29 seconds East, 89.42 feet to an iron rod; thence South 50 degrees 11 minutes 29 seconds East, 121.51 feet to an iron rod; thence South 19 degrees 36 minutes 22 seconds West, 90.29 feet to an iron rod; thence South 59 degrees 41 minutes 24 seconds East, 277.33 feet to an iron rod; thence North 49 degrees 52 minutes 19 seconds East, 155.72 feet to an iron rod; Thence South 80 degrees 22 minutes 33 seconds East, 181.87 feet to an iron rod; thence South 16 degrees 53 minutes 29 seconds West, 62.33 feet to an iron rod; thence South 81 degrees 04 minutes 28 seconds West, 113.26 feet to an iron rod; thence South 36 degrees 40 minutes 08 seconds West, 245.47 feet to an iron rod; thence South 76 degrees 37 minutes 09 seconds East, 158.91 feet to an iron rod; thence South 56 degrees 41 minutes 09 seconds East, 92.63 feet to an iron rod; thence South 16 degrees 57 minutes 04 seconds East, 107.71 feet to an iron rod; thence South 77 degrees 38 minutes 51 seconds East, 167.66 feet to an iron rod; thence South 51 degrees 19 minutes 29 seconds East, 99.58 feet to an iron rod; thence South 78 degrees 08 minutes 44 seconds East, 130.24 feet to an iron rod; thence South 39 degrees 01 minutes 26 seconds East, 158.84 feet to an iron rod; thence North 89 degrees 12 minutes 24 seconds East, 126.29 feet to an iron rod; thence South 50 degrees 33 minutes 20 seconds East, 124.37 feet to an iron rod; thence South 73 degrees 51 minutes 08 seconds East, 230.58 feet to an iron rod; thence South 07 degrees 13 minutes 15 seconds West, 46.45 feet to an iron rod; thence South 53 degrees 26 minutes 34 seconds West, 142.37 feet to an iron rod; thence North 87 degrees 19 minutes 31 seconds West, 39.07 feet to an iron rod; thence North 29 degrees 53 minutes 40 seconds West, 48.14 feet to an iron rod; thence North 72 degrees 54 minutes 39 seconds West, 330.74 feet to an iron rod; Thence North 44 degrees 29 minutes 52 seconds West, 124.92 feet to an iron rod; thence North 78 degrees 10 minutes 54 seconds West, 152.66 feet to an iron rod; thence South 87 degrees 10 minutes 59 seconds West, 136.88 feet to an iron rod; thence North 75 degrees 07 minutes 18 seconds West, 104.14 feet to an iron rod; thence North 84 degrees 34 minutes 35 seconds West, 127.95 feet to an iron rod; thence North 49 degrees 45 minutes 57 seconds West, 65.62 feet to an iron rod; thence North 21 degrees 37 minutes 42 seconds West, 106.29 feet to an iron rod; thence North 48 degrees 19 minutes 13 seconds West, 98.90 feet to an iron rod; thence North 65 degrees 05 minutes 04 seconds West, 185.73 feet to an iron rod; thence North 18 degrees 30 minutes 05 seconds West, 106.35 feet to an iron rod; thence North 47 degrees 15 minutes 50 seconds West, 112.28 feet to an iron rod; thence North 82 degrees 37 minutes 08 seconds West, 325.74 feet to an iron rod; thence North 64 degrees 50 minutes 24 seconds West, 54.30 feet to an iron rod; thence North 32 degrees 13 minutes 44 seconds West,

**This commitment is valid only if Schedule B is attached.**

Western Illinois Title Company  
126 West Exchange Street  
P.O. Box 179  
Cambridge, Illinois 61238  
(309) 937-2483

*First American Title Insurance Company*

298.35 feet to an iron rod; thence South 89 degrees 16 minutes 16 seconds West, 2152.42 feet to an iron rod; Thence South 12 degrees 12 minutes 56 seconds West, 212.75 feet to an iron rod; thence South 89 degrees 29 minutes 49 seconds West, 40.00 feet to the Place of Beginning; situated in the County of Stark and State of Illinois;

TOGETHER WITH a 30 foot Ingress & Egress Easement, the centerline being described as follows: commencing at the Southeast corner of the Northeast 1/4 of said Section 32; thence South 89 degrees 06 minutes 00 seconds West, along the South line of the Northeast 1/4 of said Section 32, a distance of 880.31 feet to the Place of Beginning for the centerline to be described; thence North 00 degrees 26 minutes 17 seconds East, 15 feet West of and parallel with the East line of an existing 178.27 acre tract, 974.09 feet; thence North 88 degrees 36 minutes 00 seconds West, 98.29 feet to the East line of the above described tract and also being at the terminus of said Easement situated in the County of Stark and State of Illinois.

PIN#: 02-32-100-005  
02-32-200-008  
02-32-200-009

**This commitment is valid only if Schedule B is attached.**

Western Illinois Title Company  
126 West Exchange Street  
P.O. Box 179  
Cambridge, Illinois 61238  
(309) 937-2483

*First American Title Insurance Company*