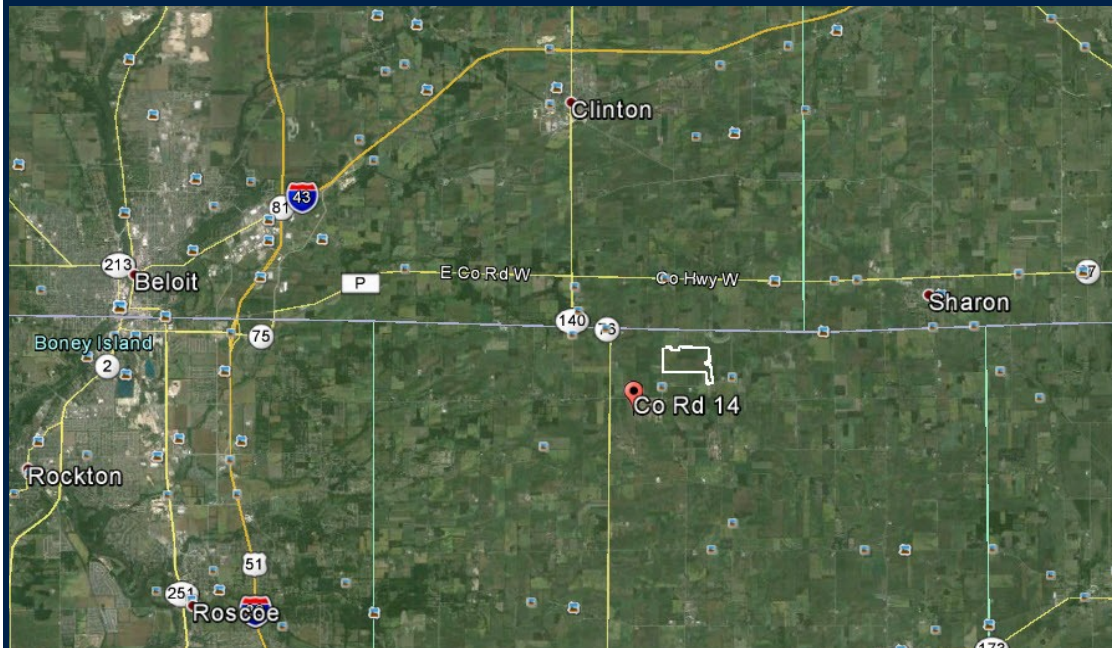


# LAND FOR SALE

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

## 292.79 SURVEYED ACRES YEGGE - BOONE COUNTY, ILLINOIS



### LISTING #403

**PRICE:** \$3,198,690 (\$11,000/Acre)

**DESCRIPTION:** Prime, level, all tillable farm.  
All tilled. Single unit or could be parceled.  
130.1 Pl. \*Owner, Douglas R. Yegge, is a  
licensed real estate Broker in the State of  
Illinois.

**DIRECTIONS:** 14 MILES NORTH  
BELVIDERE, IL

**TAXES:** \$8,265.54 payable in  
2014/2015

#### FARM PROGRAM INFORMATION:

Farmland: 296.39 a.  
Cropland: 294.06 a.  
Corn Base: 171.2  
Corn Yield: 120  
Soybean Base: 120.6  
Soybean Yield: 44  
Wheat Base: 0.2  
Wheat Yield: 48

#### DOUGLAS R. YEGGE

C: 563-320-9900  
O: 659-659-8185  
total@totalrealtyco.com

© 2014 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.

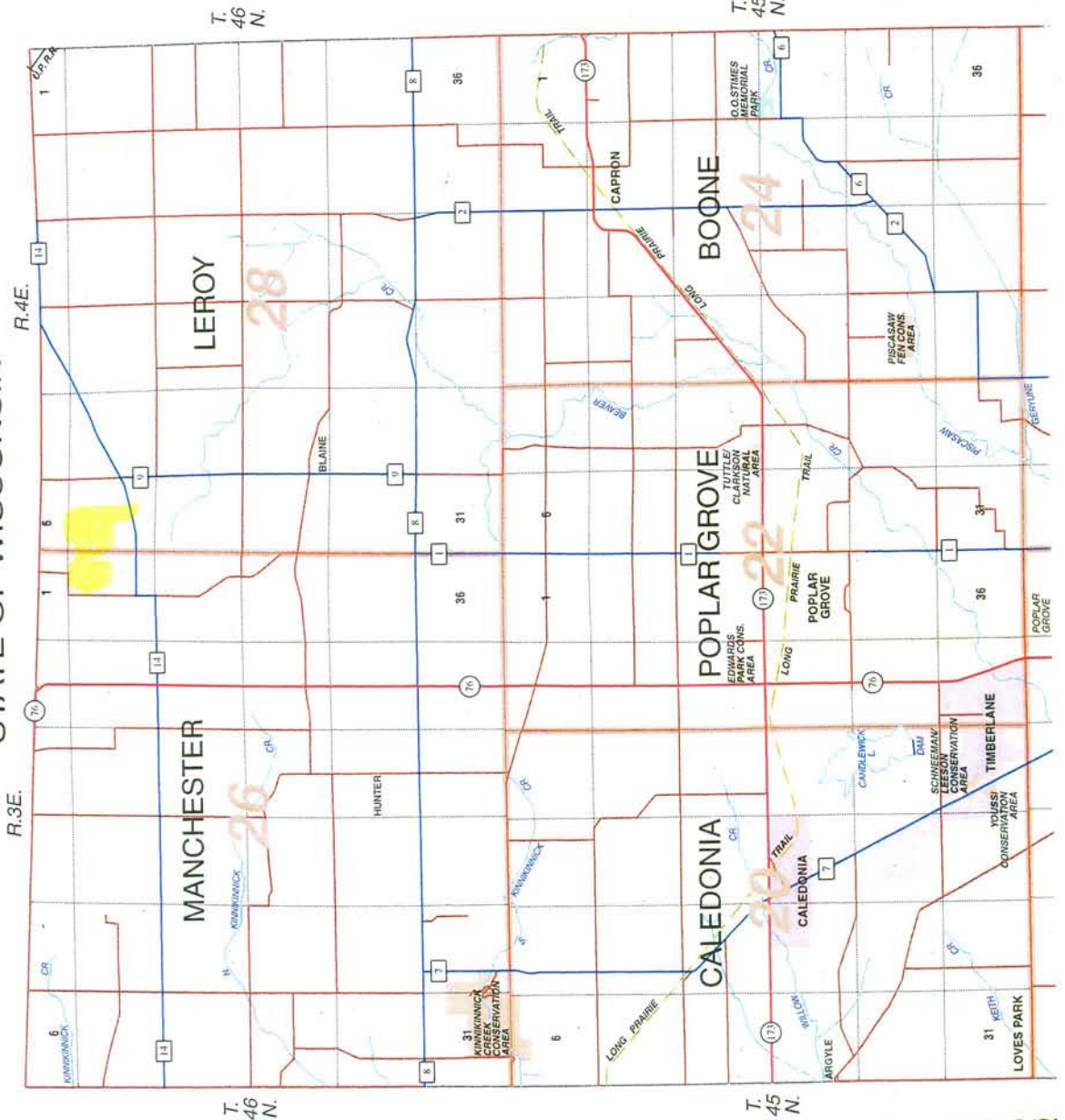
# GENERAL HIGHWAY MAP

## BOONE COUNTY

ILLINOIS



STATE OF WISCONSIN



### ALPHABETICAL INDEX TO TOWNSHIP MAPS

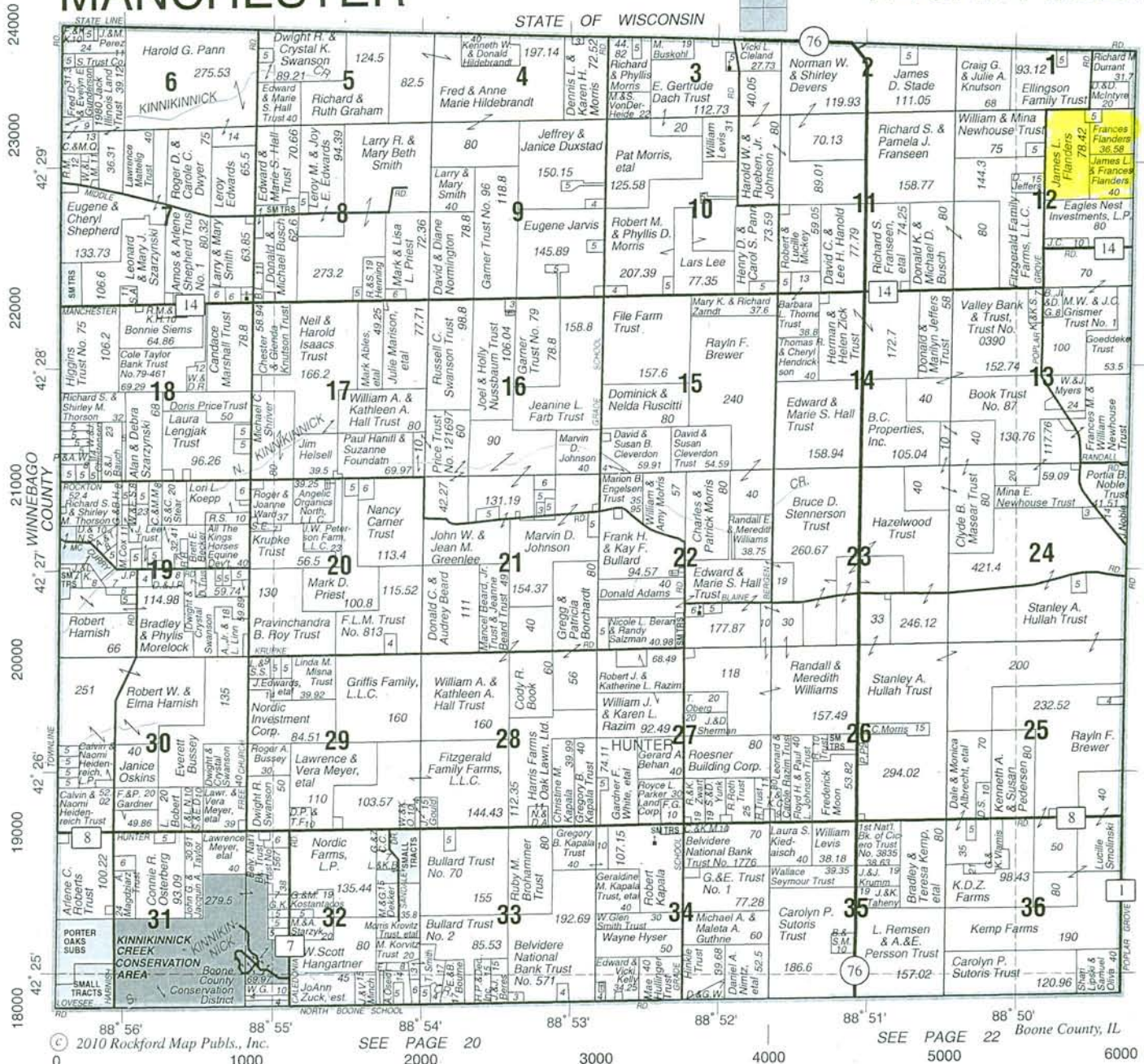
Township	Page
BELVIDERE .....	14
BONUS .....	18
BOONE .....	24
CALEDONIA .....	20
FLORA .....	8
LEROY .....	28
MANCHESTER .....	26
POPLAR GROVE .....	22
SPRING .....	12





# MANCHESTER

T.46N.-R.3E.



## Stateline Insurance Agency, Inc.

Licensed in IL & WI

12008 Maple Avenue • PO Box 388  
Hebron, IL 60034

815-648-2411



FARMS • HOMES • COMMERCIAL

RON PIFKIN REALTY

www.RonPifkinRealty.com

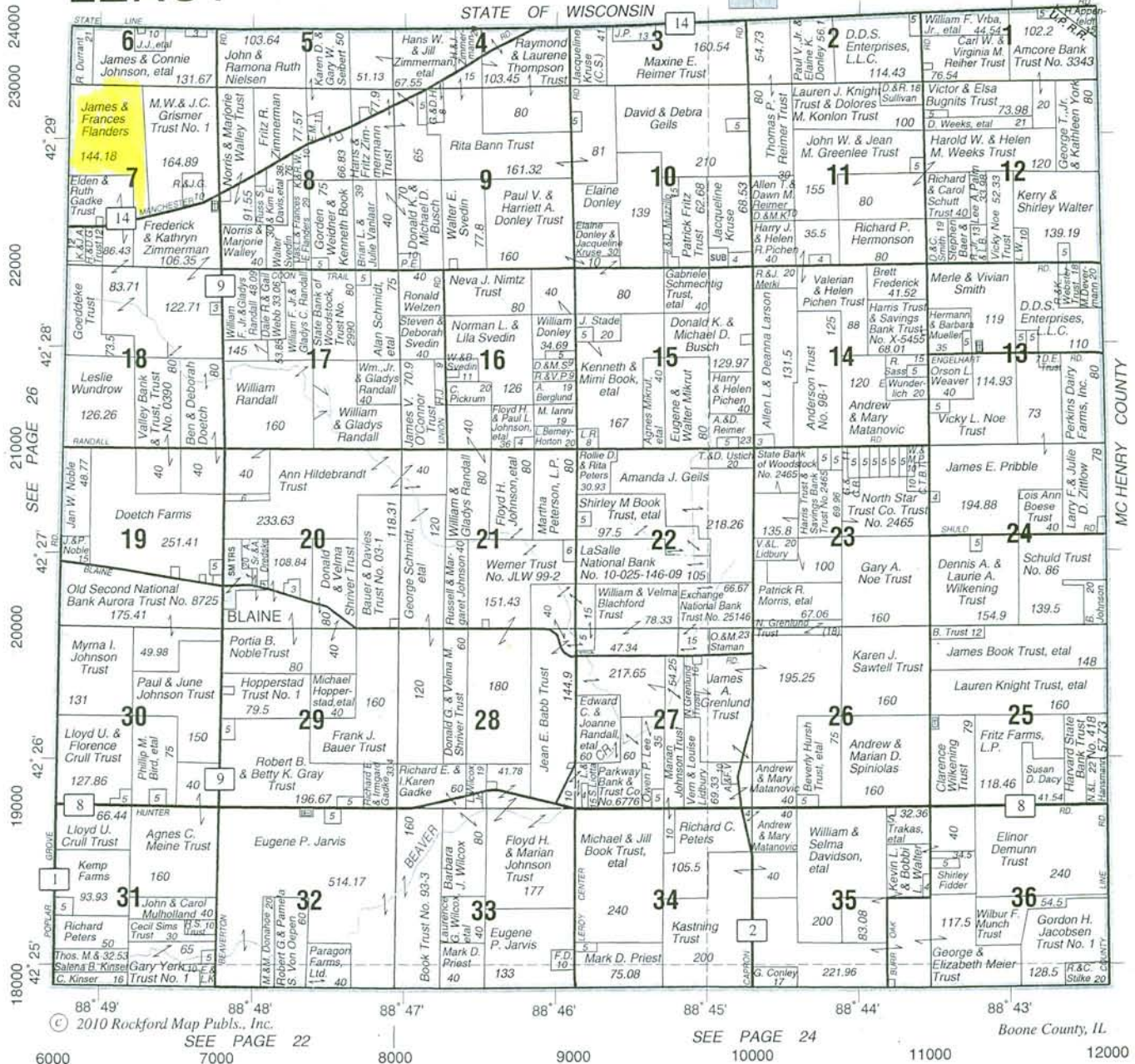
6821 E. Hales Corner Road • Stillman Valley, Illinois 61084

(815) 234-5400 • Fax: (815) 234-7513



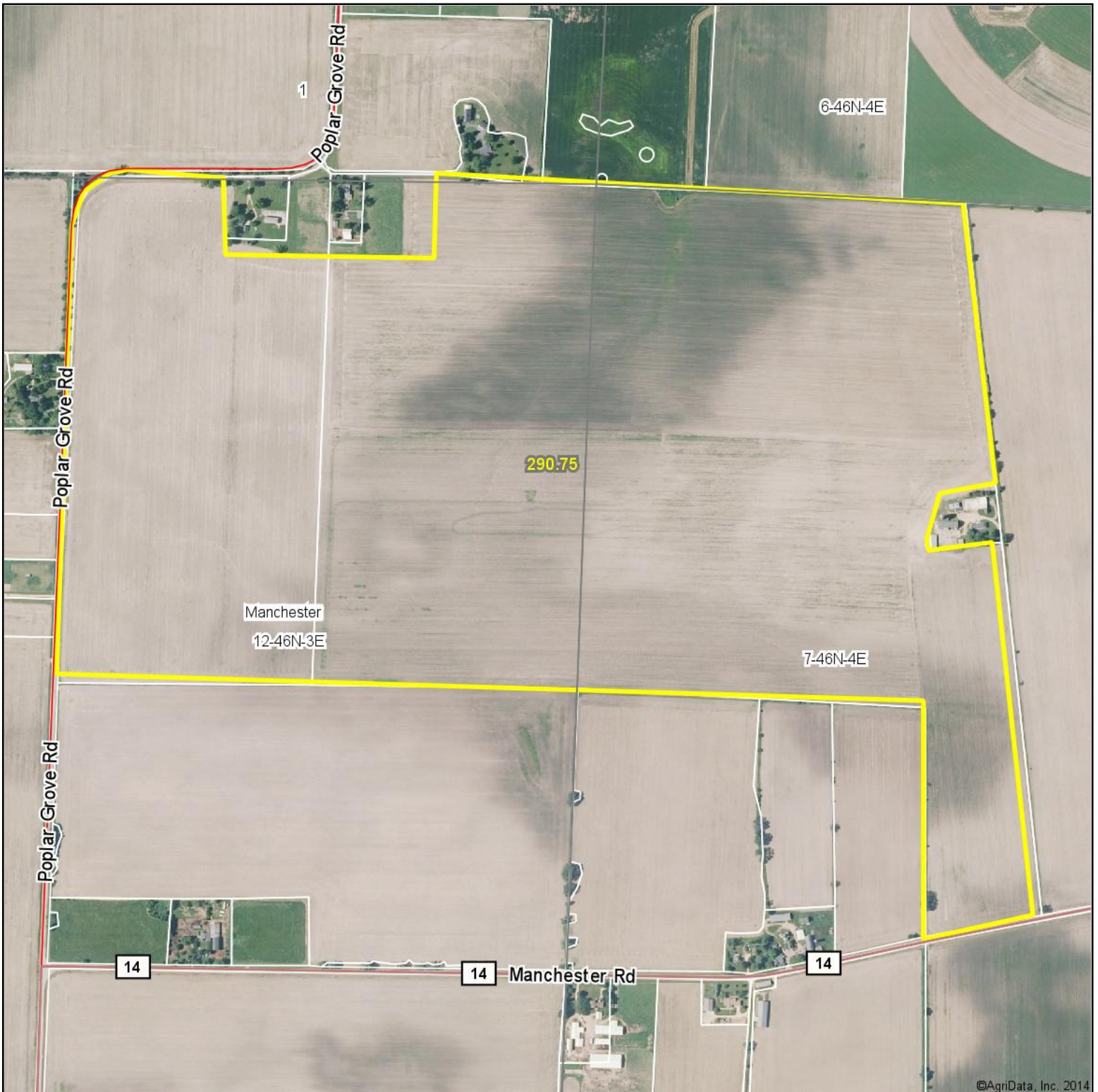
# LERROY

# T.46N.-R.4E.





# Aerial Map



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

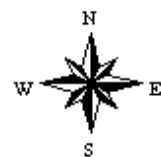
Maps Provided By:



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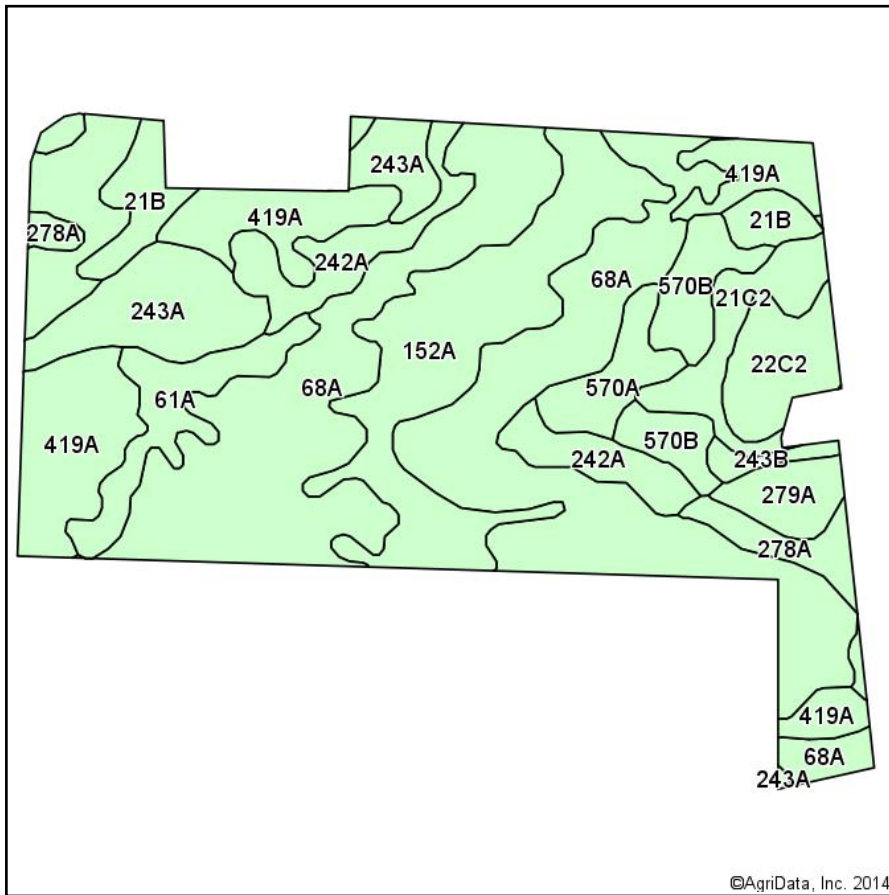
**12-46N-3E**  
**Boone County**  
**Illinois**

map center: 42° 28' 56.97, 88° 49' 15.03  
scale: 9313

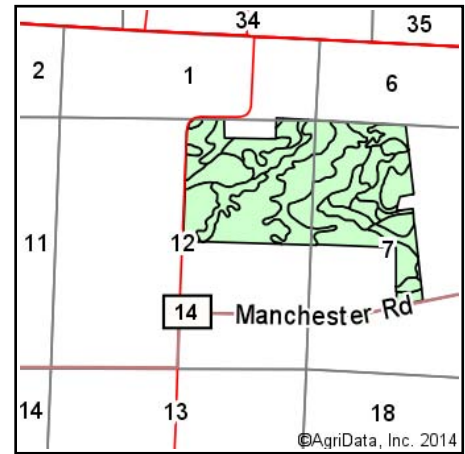


12/4/2014

# Soil Map



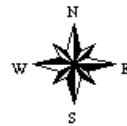
Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Boone**  
 Location: **12-46N-3E**  
 Township: **Manchester**  
 Acres: **290.75**  
 Date: **12/4/2014**

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

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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## Area Symbol: IL007, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	99.86	34.3%		192	63	74	99	0.00	143
419A	Flagg silt loam, 0 to 2 percent slopes	43.95	15.1%		162	52	63	83	5.02	119
152A	Drummer silty clay loam, 0 to 2 percent slopes	36.43	12.5%		195	63	73	100	0.00	144
243A	St. Charles silt loam, 0 to 2 percent slopes	19.84	6.8%		168	52	65	87	5.14	122
242A	Kendall silt loam, 0 to 2 percent slopes	16.45	5.7%		172	53	66	89	0.00	125
61A	Atterberry silt loam, 0 to 2 percent slopes	11.11	3.8%		182	56	71	98	0.00	132
**570B	Martinsville silt loam, 2 to 4 percent slopes	11.08	3.8%		**153	**49	**62	**74	**4.47	**113
**22C2	Westville silt loam, 5 to 10 percent slopes, eroded	9.76	3.4%		**141	**47	**56	**69	**3.85	**105
**21B	Pecatonica silt loam, 2 to 5 percent slopes	9.63	3.3%		**152	**49	**59	**76	**4.47	**112
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	9.47	3.3%		**143	**46	**56	**72	**4.20	**105
278A	Stronghurst silt loam, 0 to 2 percent slopes	8.00	2.8%		171	54	66	87	0.00	125
570A	Martinsville silt loam, 0 to 2 percent slopes	7.24	2.5%		155	49	63	75	4.52	114
279A	Rozetta silt loam, 0 to 2 percent slopes	5.88	2.0%		164	51	65	84	5.27	120
**243B	St. Charles silt loam, 2 to 5 percent slopes	2.05	0.7%		**166	**51	**64	**86	**5.09	**121
<b>Weighted Average</b>					<b>176.3</b>	<b>56.7</b>	<b>68.1</b>	<b>90.4</b>	<b>1.95</b>	<b>130.1</b>

Area Symbol: IL007, Soil Area Version: 8

Illinois  
Boone

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

FARM: 4269

Prepared: 12/8/14 8:32 AM

Crop Year: 2015

Page: 1 of 1

Report ID: FSA-156EZ

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

Operator Name	Farm Identifier	Recon Number
GARY L FLANDERS	leroy 8	2012 17007 65

Farms Associated with Operator:  
1777, 4017, 4268

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
296.39	294.06	294.06	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	294.06	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	0.2	48	48	0.0	0.0
CORN	171.2	129	129	0.0	0.0
SOYBEANS	120.6	44	44	0.0	0.0
Total Base Acres:	292.0				

Tract Number: 8742 Description: Leroy 8

BIA Range Unit Number:

FAV/WR History  
N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
296.39	294.06	294.06	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	294.06	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	0.2	48	48	0.0	0.0
CORN	171.2	129	129	0.0	0.0
SOYBEANS	120.6	44	44	0.0	0.0
Total Base Acres:	292.0				

Owners: DOUGLAS YEGGE  
DEWITT BANK & TRUST CO TRUSTEE OF THE TOTAL REALTY

TERESA K YEGGE

Other Producers: None





United States  
Department of  
Agriculture

## Boone County, Illinois



Common Land Unit  
Cropland / / Non-cropland  
Conservation Reserve Program

### Wetland Determination Identifiers

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

Tract Boundary

2014 Program Year

Map Created January 10, 2014

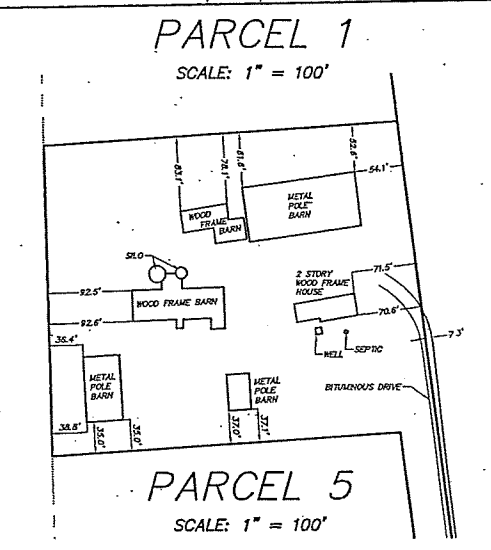
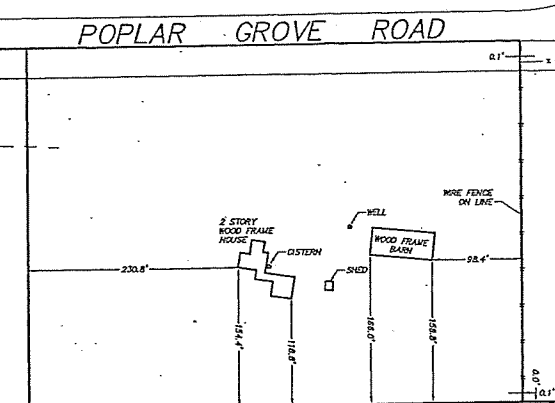
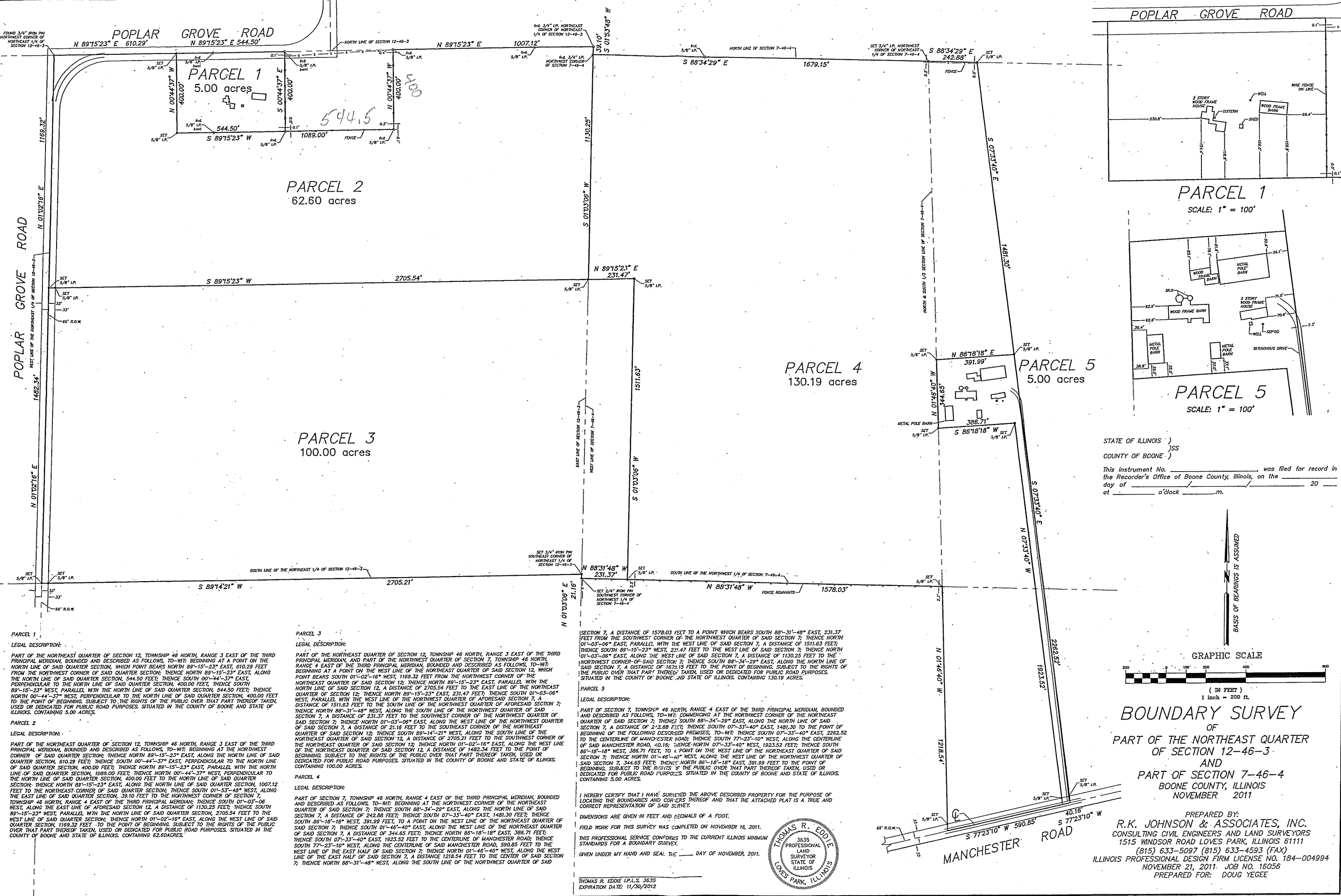
Farm 4269

Tract 8742

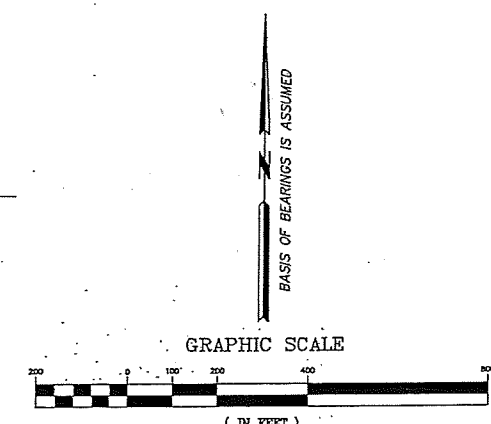
IL007\_T8742\_A1

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





STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF BOONE )  
  
This instrument No. \_\_\_\_\_ was filed for record in  
the Recorder's Office of Boone County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m.



**BOUNDARY SURVEY**  
OF  
**PART OF THE NORTHEAST QUARTER**  
**OF SECTION 12-46-3**  
AND  
**PART OF SECTION 7-46-4**  
**BOONE COUNTY, ILLINOIS**  
**NOVEMBER 2011**  
  
PREPARED BY:  
**R.K. JOHNSON & ASSOCIATES, INC.**  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111  
(815) 633-5097 (815) 633-4593 (FAX)  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994  
NOVEMBER 21, 2011 JOB NO. 16056  
PREPARED FOR: DOUG YEGEE

**PARCEL 1**  
LEGAL DESCRIPTION:  
PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, WHICH POINT BEARS NORTH 89°-15'-23" EAST, 610.29 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89°-15'-23" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 544.50 FEET; THENCE SOUTH 00°-44'-37" EAST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET; THENCE SOUTH 89°-15'-23" WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 544.50 FEET; THENCE NORTH 00°-44'-37" WEST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PART THEREOF TAKEN, USED OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS. CONTAINING 5.00 ACRES.

**PARCEL 2**  
LEGAL DESCRIPTION:  
PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89°-15'-23" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 610.29 FEET; THENCE SOUTH 00°-44'-37" EAST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET; THENCE NORTH 89°-15'-23" WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 544.50 FEET; THENCE SOUTH 00°-44'-37" WEST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PART THEREOF TAKEN, USED OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS. CONTAINING 62.60 ACRES.

**PARCEL 3**  
LEGAL DESCRIPTION:  
PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, WHICH POINT BEARS NORTH 89°-15'-23" EAST, 610.29 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89°-15'-23" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 544.50 FEET; THENCE SOUTH 00°-44'-37" EAST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET; THENCE SOUTH 89°-15'-23" WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 544.50 FEET; THENCE NORTH 00°-44'-37" WEST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PART THEREOF TAKEN, USED OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS. CONTAINING 100.00 ACRES.

**PARCEL 4**  
LEGAL DESCRIPTION:  
PART OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 88°-34'-29" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 242.88 FEET; THENCE SOUTH 07°-33'-40" EAST, 1481.30 FEET; THENCE SOUTH 88°-34'-29" WEST, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 344.65 FEET; THENCE NORTH 01°-46'-40" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 391.99 FEET; THENCE NORTH 86°-18'-18" EAST, 386.71 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PART THEREOF TAKEN, USED OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS. CONTAINING 130.19 ACRES.

**PARCEL 5**  
LEGAL DESCRIPTION:  
PART OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 88°-34'-29" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 242.88 FEET; THENCE SOUTH 07°-33'-40" EAST, 1481.30 FEET; THENCE SOUTH 88°-34'-29" WEST, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 344.65 FEET; THENCE NORTH 01°-46'-40" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 391.99 FEET; THENCE NORTH 86°-18'-18" EAST, 386.71 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PART THEREOF TAKEN, USED OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS. CONTAINING 5.00 ACRES.

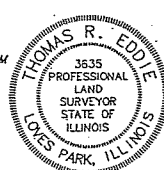
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOCATING THE BOUNDARIES AND CORNERS THEREOF AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 16, 2011.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL, THE \_\_\_\_\_ DAY OF NOVEMBER, 2011.



THOMAS R. EDDIE I.P.L.S. 3635  
EXPIRATION DATE: 11/30/2012

## Parcel 2

PARCEL 2: PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES-15'-23" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 610.29 FEET; THENCE SOUTH 00 DEGREES-44'-37" EAST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET; THENCE NORTH 89 DEGREES-15'-23" EAST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 1089.00 FEET; THENCE NORTH 00 DEGREES-44'-37" WEST, PERPENDICULAR TO THE NORTH LINE OF SAID QUARTER SECTION, 400.00 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES-15'-23" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1007.12 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 01 DEGREE-53'-48" WEST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 39.10 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 01 DEGREE-03'-06" WEST, ALONG THE EAST LINE OF AFORESAID SECTION 12, A DISTANCE OF 1130.25 FEET; THENCE SOUTH 89 DEGREES-15'-23" WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 2705.54 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREE-02'-16" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1169.32 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS.

## Parcel 3

PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, WHICH POINT BEARS SOUTH 01 DEGREE-02'-06" WEST, 1169.32 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12, THENCE NORTH 89 DEGREES-15'-23" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2705.54 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12; THENCE NORTH 89 DEGREES-15'-23" EAST, 231.47 FEET; THENCE SOUTH 01 DEGREE-03'-06" WEST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 7, A DISTANCE OF 1511.63 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 7; THENCE NORTH 88 DEGREES-31'-48" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 231.37 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 01 DEGREE-03'-06" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 21.16 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES-14'-21" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 2705.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 01 DEGREE-02'-16" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1482.34 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS.



# Parcel 4

PARCEL 4. PART OF SECTION 7, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 88 DEGREES-34'-29" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 242.88 FEET; THENCE SOUTH 07 DEGREES-33'-40" EAST, 1481.30 FEET; THENCE SOUTH 86 DEGREES-18'-18" WEST, 391.99 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 01 DEGREE-46'-40" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 344.65 FEET; THENCE NORTH 86 DEGREES-18'-18" EAST, 386.71 FEET; THENCE SOUTH 07 DEGREES-33'-40" EAST, 1923.52 FEET TO THE CENTERLINE OF MANCHESTER ROAD; THENCE SOUTH 77 DEGREES-23'-10" WEST, ALONG THE CENTERLINE OF SAID MANCHESTER ROAD, 590.85 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 7; THENCE NORTH 01 DEGREE-46'-40" WEST, ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 7, A DISTANCE 1218.54 FEET TO THE CENTER OF SAID SECTION 7; THENCE NORTH 88 DEGREES-31'-48" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1578.03 FEET TO A POINT WHICH BEARS SOUTH 88 DEGREES-31'-48" EAST, 231.37 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 01 DEGREE-03'-06" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1511.63 FEET; THENCE SOUTH 89 DEGREES-15'-23" WEST, 231.47 FEET TO THE WEST LINE OF SAID SECTION 7; THENCE NORTH 01 DEGREE-03'-06" EAST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1130.25 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 88 DEGREES-34'-29" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1679.15 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS.