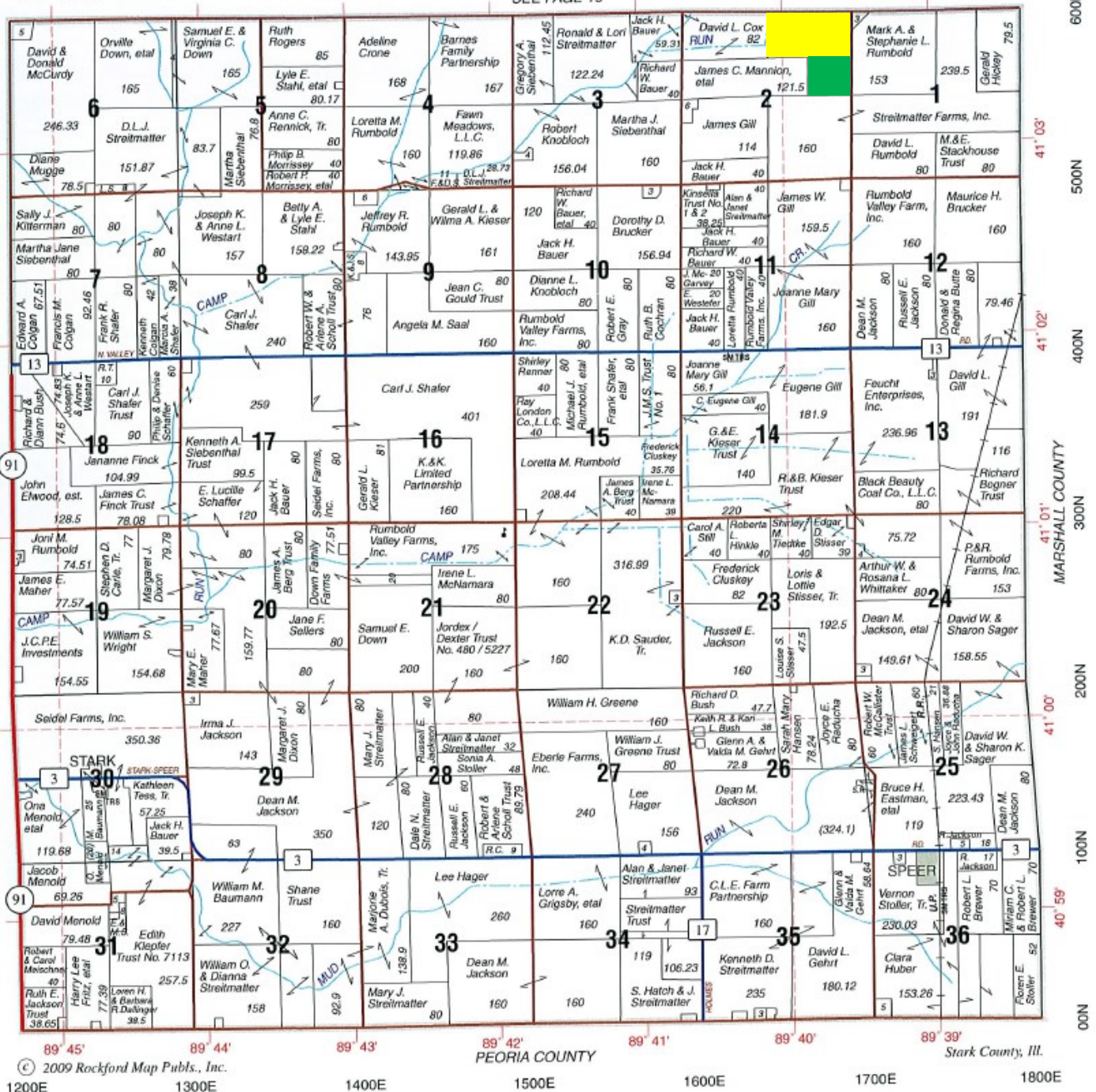


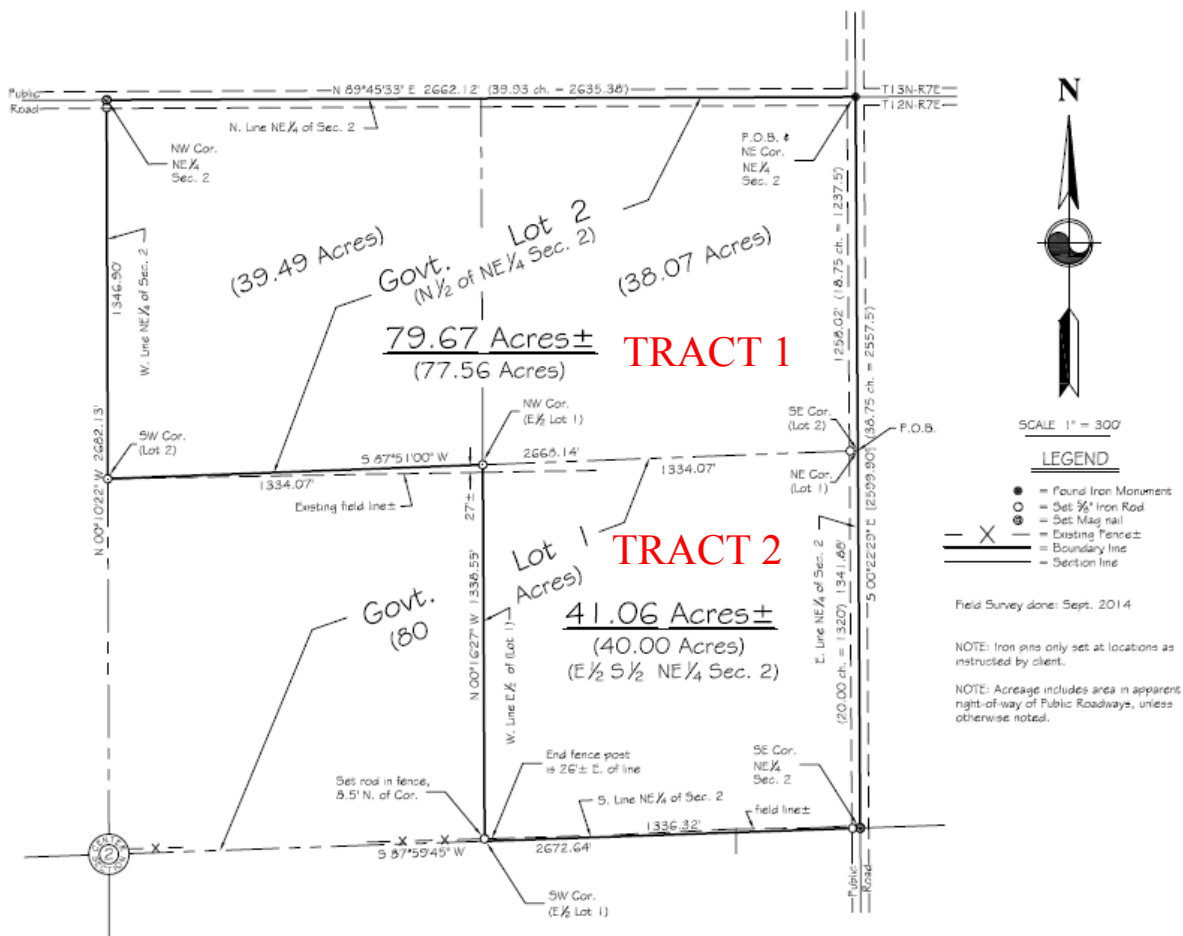
T.12N.-R.7E.

SEE PAGE 11



Tract 2 - 41.06 Acres M/L

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SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Engr. & Land Surveying Co., Inc., do hereby state that we have surveyed a part of the NE 1/4 of Section 2, T12N, R7E of the 4th P.M., Stark County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities.

Dated this 8th day of October 2014.

WALLACE ENGR. & LAND SURVEYING CO., INC
Toulon - Illinois

By: Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/16

Wallace Engineering & Land Surveying Co., Inc.

PO Box 42
Toulon, Illinois 61453
Illinois Design Firm #184,005454
Office: 309-286-7333
E-mail: wallaceengr@gmail.com

CLIENT: Leezer Agency
RE: Hillenmeyer farm

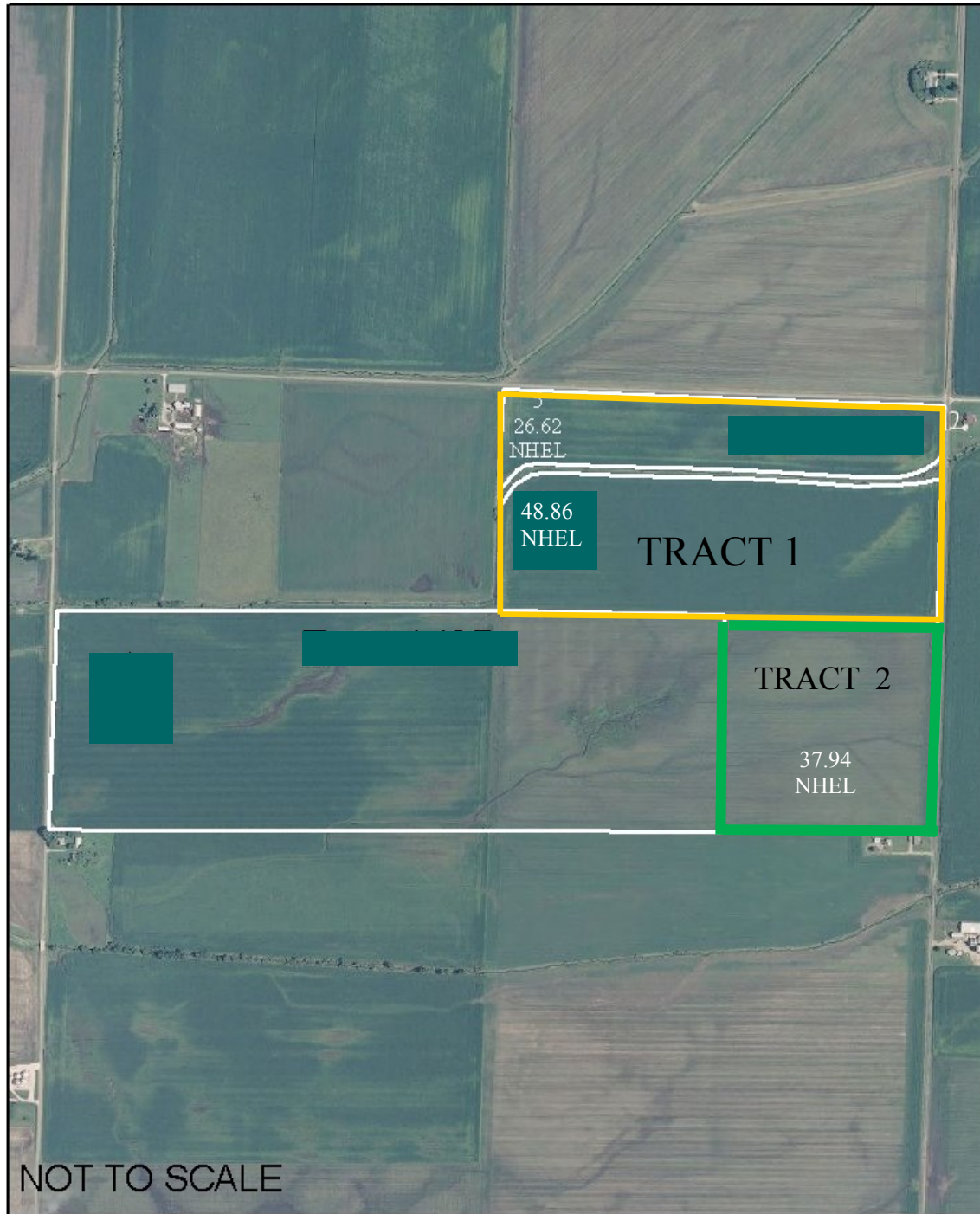
DATE: 10-8-14

JOB: 14276-001

Prepared for:

Leezer Agency
127 W. Main St.
Toulon, IL 61463
Re: Hillenmeyer farm survey

Section 2 Valley Twp



Stark County
March 15, 2011



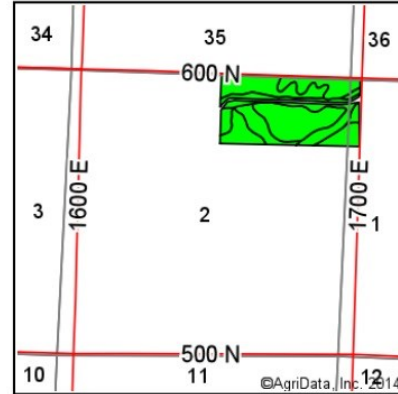
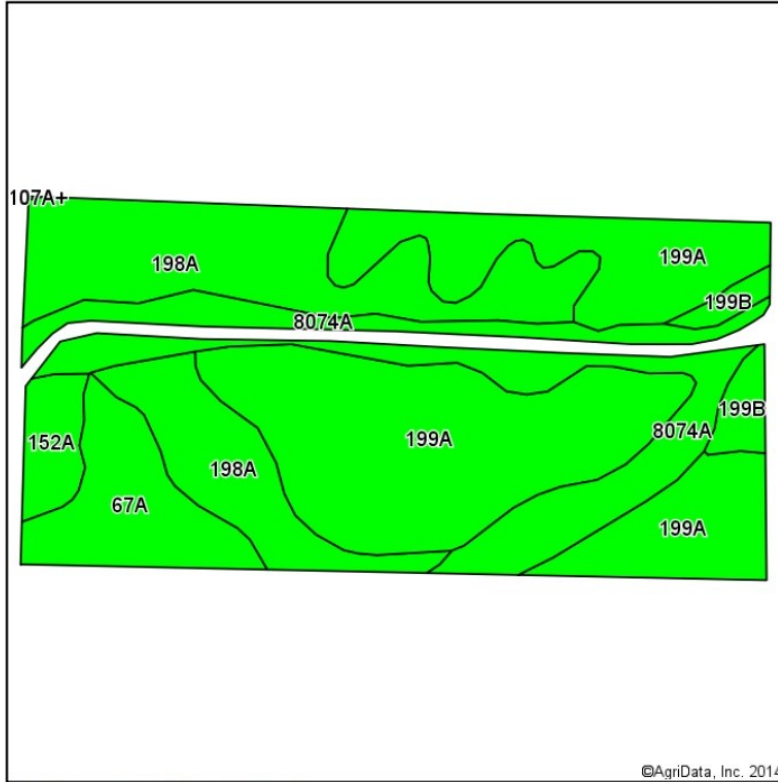
Wetland Determination Identifiers
 ● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

FARM 4015
TRACT 1128

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.

TRACT 1

Soil Map

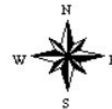


State: **Illinois**
 County: **Stark**
 Location: **2-12N-7E**
 Township: **Valley**
 Acres: **75.48**
 Date: **9/29/2014**

John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL175. Soil Area Version: 6

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
199A	Plano silt loam, 0 to 2 percent slopes	32.48	43.0%		194	60	142
198A	Elburn silt loam, 0 to 2 percent slopes	19.52	25.9%		197	61	143
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	12.78	16.9%		186	58	136
67A	Harpster silty clay loam, 0 to 2 percent slopes	6.41	8.5%		182	57	133
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.30	3.0%		195	63	144
**199B	Plano silt loam, 2 to 5 percent slopes	1.99	2.6%		**192	**59	**141
Weighted Average					192.4	59.7	140.5

Area Symbol: IL175, Soil Area Version: 6

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)

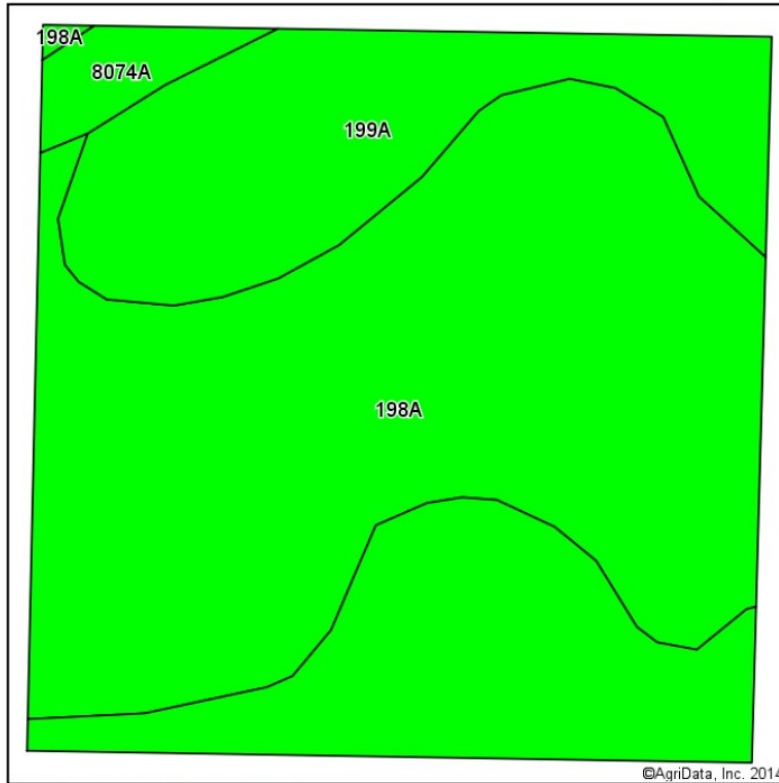
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

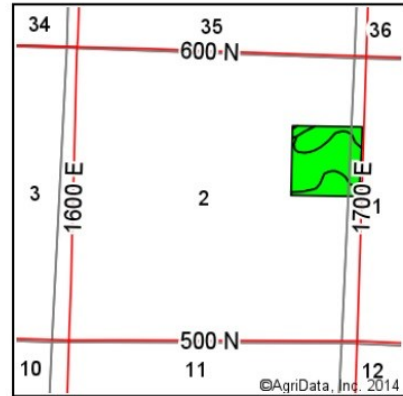
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT 2

Soil Map

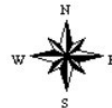


Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Stark**
 Location: **2-12N-7E**
 Township: **Valley**
 Acres: **37.94**
 Date: **9/29/2014**

John Leezer, ALC
 (309) 286-2221
www.illinoisfarms4sale.com



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL175, Soil Area Version: 6

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	21.94	57.8%		197	61	143
199A	Plano silt loam, 0 to 2 percent slopes	14.98	39.5%		194	60	142
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	1.02	2.7%		186	58	136
Weighted Average					195.5	60.5	142.4

Area Symbol: IL175, Soil Area Version: 6

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: <http://soilproductivity.nres.illinois.edu/>

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

MALOOF FARM & LAND

TERMS OF SALE FOR: Hillenmeyer Family

Part of the NE ¼ Section 2, 12N 7E, Valley Township, Stark County, IL

AS IS	Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.
DEPOSIT	Buyer is required to pay an earnest money deposit of \$ 75,000 per tract on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
POSSESSION	BUYER may take possession after receipt of down payment. A CERTIFICATE of LIABILITY INSURANCE is required naming SELLERS as additional insured if BUYER does work prior to closing.
CONTINGENCY	There are no contingencies including those for inspections or financing.
CONTRACT	Successful bidder will be required to enter into a written real estate purchase agreement. The proposed agreement is available for buyers to review prior to the start of the auction.
AGENT	Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only and there is no agency relationship with the buyer.
ANNOUNCEMENTS	All announcements made on day of sale supersede all other prior written or verbal announcements.
RESERVE	Seller reserves the right to reject all bids. This is not an absolute auction.
EVIDENCE OF TITLE	Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).
REAL ESTATE TAXES	SELLER to pay 2014 Real Estate taxes payable in 2015 by giving the BUYER a credit at closing.
SURVEY	Seller will provide a survey.
ORDER OF SALE	Land will be offered by the Buyer's Choice and Privilege Method with Choice to the high bidder to take one or both of the tracts. Should the high bidder not select BOTH tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. Any tract remaining will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.
LEASE	Lease is open for 2015
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.

Disclaimer: All information contained herein is taken from sources believed to be accurate. However, BROKER and SELLER make no warranties as to the accuracy. BUYERS are advised to make a thorough inspection.