

Dahl Real Estate

Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

102 North Main Street
Walnut, IL 61376
815-379-2447

ILLINOIS LICENSED
REAL ESTATE BROKER

ILLINOIS CERTIFIED
GENERAL APPRAISER

AUCTIONEER

PUBLIC AUCTION

**477 +/- ACRES IN 7 TRACTS
THURSDAY - SEPTEMBER 9, 2021
10:00 AM**

**AT DEER VALLEY GOLF COURSE
3298 HOOVER ROAD (IL ROUTE 40)
DEER GROVE, IL 61243**

**SELLER:
MARVIN AND EVANGELINE GUITHER TRUSTS**

**KENDALL GUITHER AND JAMES GUITHER
TRUSTEES**

**DANIEL HAWKINS – STERLING, ILLINOIS
ATTORNEY FOR THE TRUST**

**SALE CONDUCTED BY
DAHL REAL ESTATE
102 NORTH MAIN – WALNUT, ILLINOIS
DARRELL R. DAHL - AUCTIONEER (815) 379-2447**

PUBLIC AUCTION

477 +/- ACRES MOL

PRIME BUREAU AND LEE COUNTY, ILLINOIS FARMLAND

THURSDAY - SEPTEMBER 9, 2021

10:00 A.M.

THE UNDERSIGNED WILL OFFER THE FOLLOWING TRACTS AT PUBLIC
AUCTION AT THE DEER VALLEY GOLF CLUB

3298 Hoover Road (IL Route 40) Deer Grove, IL 61243.

LEE COUNTY PARCELS:

TRACT 1: 74.57 Acres - Part W1/2 SW1/4 Sec. 36 T 19N R 8E Lee County, IL. **Productivity Index Estimated at 134.2.** 70.5+/- Tillable

TRACT 2: 79.49 Acres - E1/2 SW 1/4 Sec 36, T 19N R 8E Lee County, IL. **Productivity Index Estimated at 124.2.** 75 +/-Tillable

TRACT 3: 5.06 Acres with Home and Buildings - Part SW Corner of W1/2 Sec. 36, T 19N R 8E Lee County, IL Sold "As Is" with No Warranty Expressed or Implied.

PPN: 09-19-36-300-001. 2020 Taxes: \$9,461.52 Currently Not Split.

BUREAU COUNTY PARCELS:

TRACT 4: 104.87 Acres - Part NE1/4 Sec. 2, T18N R8E Bureau County, IL. **Productivity Index Estimated at 122.9.** 91 +/- Acres Tillable

Remainder Timber. PPN: 03-02-200-001. 2020 Taxes \$3,001.96

TRACT 5: 115.19 Acres - Part W1/2 Sec. 1, T18N R 8E Bureau County, IL. **Productivity Index Estimated at 127.9.** 104.39 +/- Acres Tillable PPN:03-01-300-004. 2020 Taxes \$3,795.90

TRACT 6: 18.57 Acres - Part NW 1/4 Sec.12, T 18N R 8E Bureau County, IL. 5 +/- Acres Tillable **Productivity Index Estimated at 119** with the Balance being Timber and Walnut Trees.

TRACT 7: 79.11 Acres - S 1/2 NW 1/4 Section 12, T 18N R 8E Bureau County, IL **Productivity Index Estimated at 122.9.** 77.8 +/- Tillable PPN: 03-12-100-007. 2020 Taxes \$4,579.03 Currently Not Split.

SELLERS:

MARVIN AND EVANGELINE GUITHER TRUSTS

KENDALL GUITHER AND JAMES GUITHER TRUSTEES

DANIEL HAWKINS - STERLING, ILLINOIS - ATTORNEY FOR THE TRUSTS

TERMS OF THE SALE

The farmland will be sold on a dollar per acre basis based on surveyed acres provided by seller. The building site (Tract 3) will be sold by the whole dollar amount. The successful bidder will be required to enter into a standard purchase contract and pay ten percent (10%) down the day of the auction with the balance being due on or before December 1, 2021. Taxes for 2021 will be provided as a credit to the purchaser based on 2020 taxes. Open tenancy for 2022. A title policy in the amount of the purchase price will be furnished to the buyer at closing. All announcements made day of sale take precedence over previous advertised or announced terms and/or conditions. Seller has the right to accept or reject any and all bids. Information is believed to be accurate but we urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.

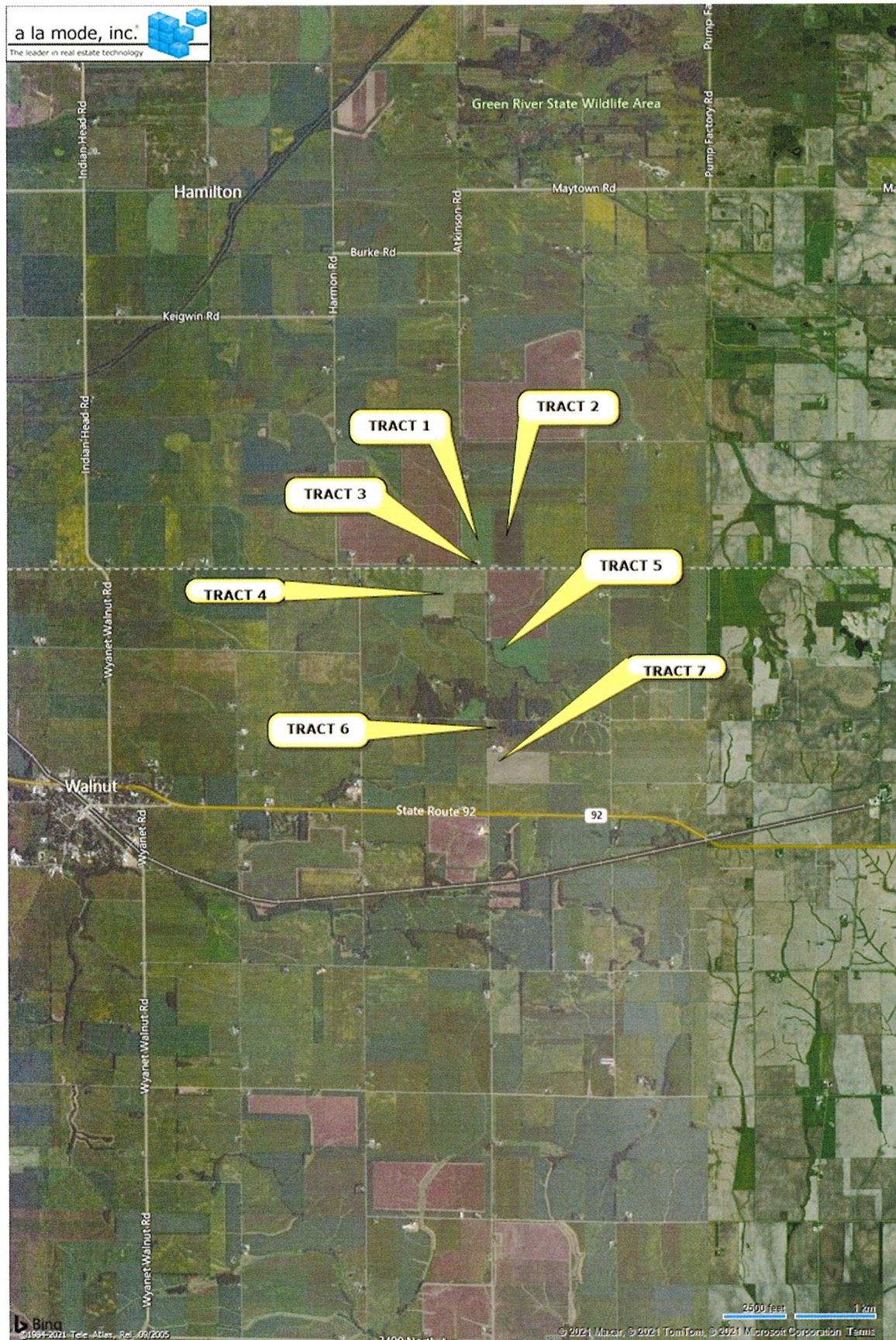
SALE CONDUCTED BY:

DAHL REAL ESTATE - DARRELL R. DAHL - AUCTIONEER
102 NORTH MAIN WALNUT, ILLINOIS

815 379-2447

FOR BROCHURE VISIT DARRELLDAHL.COM

MARVIN AND EVANGELINE GUITHER TRUSTS LAND AUCTION

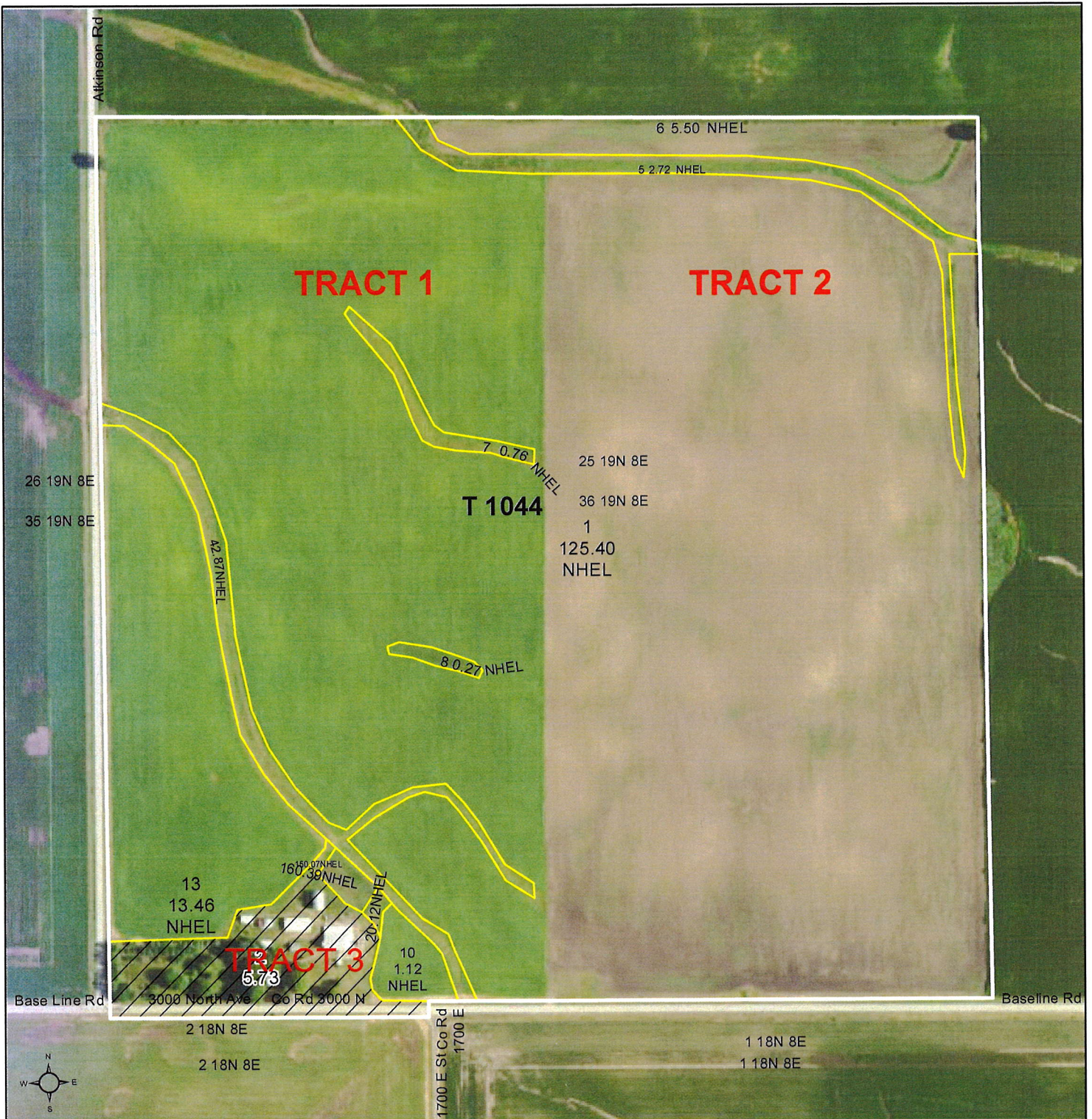


DAHL REAL ESTATE (815) 379-2447



United States
Department of
Agriculture

Lee County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

plss_a_il_WMAS

Wetland Determination Identifiers

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

Tract Cropland Total: 152.68 acres

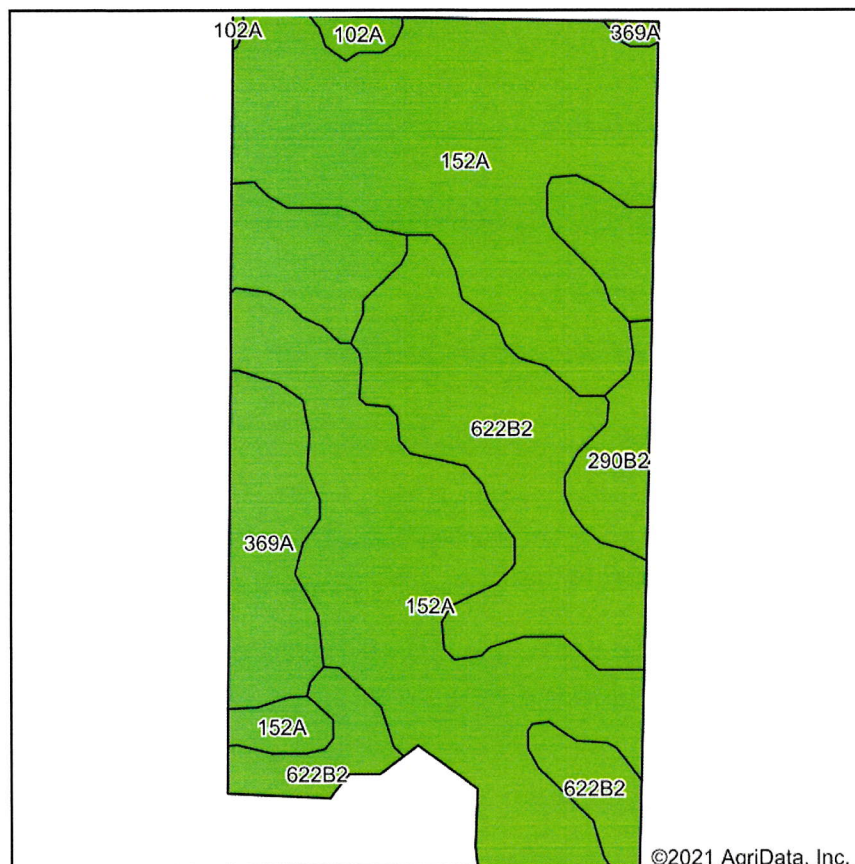
2021 Program Year

Map Created October 14, 2020

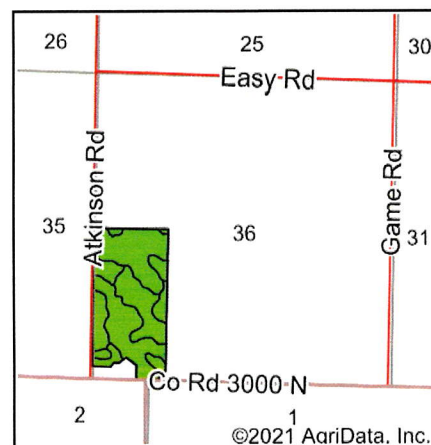
Farm 752
Tract 1044

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).

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Lee**
 Location: **36-19N-8E**
 Township: **Hamilton**
 Acres: **74.45**
 Date: **6/24/2021**

TRACT 1

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	41.80	56.1%		195	63	144
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	19.42	26.1%		**153	**50	**114
369A	Waupecan silt loam, 0 to 2 percent slopes	9.88	13.3%		189	59	139
**290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	2.64	3.5%		**153	**49	**113
102A	La Hogue loam, 0 to 2 percent slopes	0.71	1.0%		162	52	121
Weighted Average					181.4	58.5	134.2

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

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

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

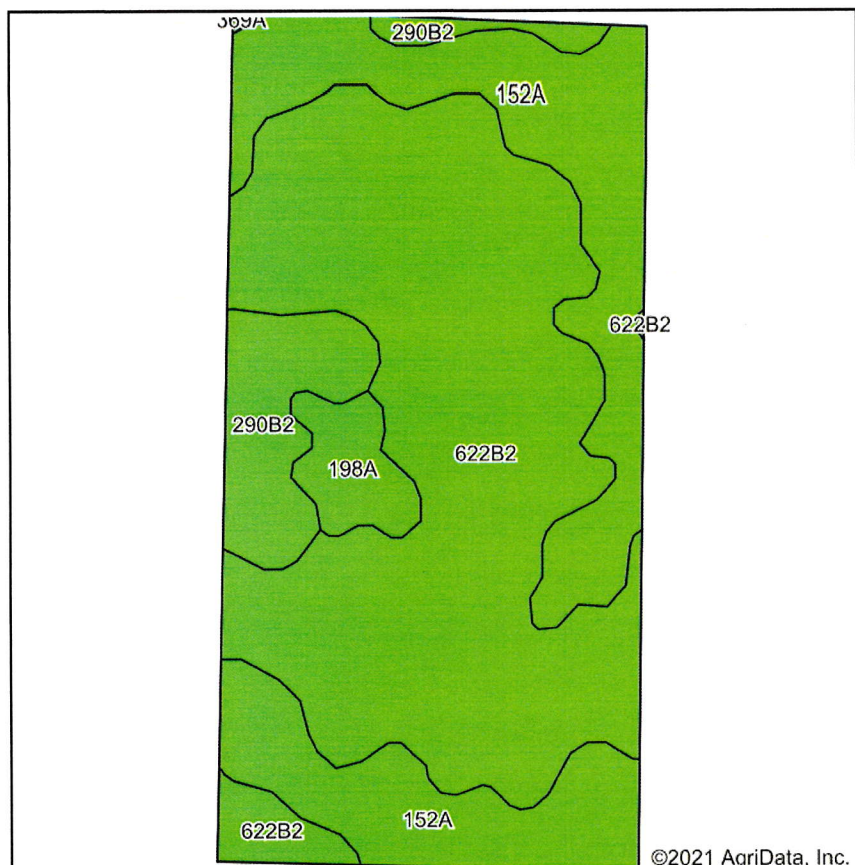
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

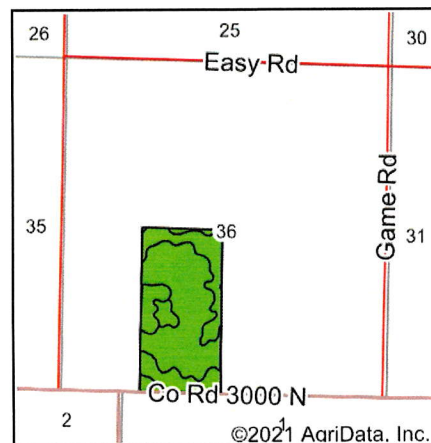
DAHL REAL ESTATE - WALNUT, ILLINOIS

(815) 379-2447

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Lee**
 Location: **36-19N-8E**
 Township: **Hamilton**
 Acres: **78.98**
 Date: **6/24/2021**

TRACT 2

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IL103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	45.01	57.0%		**153	**50	**114
152A	Drummer silty clay loam, 0 to 2 percent slopes	24.24	30.7%		195	63	144
**290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	6.76	8.6%		**153	**49	**113
198A	Elburn silt loam, 0 to 2 percent slopes	2.90	3.7%		197	61	143
369A	Waupecan silt loam, 0 to 2 percent slopes	0.07	0.1%		189	59	139
Weighted Average					167.5	54.3	124.2

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

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

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

*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.

DAHL REAL ESTATE - WALNUT, ILLINOIS

(815) 379-2447

Illinois

Lee

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 752

Prepared: 6/22/21 2:08 PM

Crop Year: 2021

Page: 1 of 2

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

Operator Name

GUITHER, KENDALL

Farm Identifier

Not Applicable

Farms Associated with Operator:

None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
260.96	244.52	244.52	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	244.52	0.0	0.0					
ARC/PLC									
PLC		ARC-CO	ARC-IC	PLC-Default		ARC-CO-Default		ARC-IC-Default	
NONE		CORN	NONE	NONE		NONE		NONE	
Crop	Base Acreage		PLC Yield	CCC-505 CRP Reduction		HIP			
CORN	210.3		170	0.00		0			
Total Base Acres:		210.3							

Tract Number: 1044 Description K 3 SEC 36 Hamilton Twp

FSA Physical Location : Lee, IL

ANSI Physical Location: Lee, IL

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.41	152.68	152.68	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	152.68	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	131.31	170	0.00				
Total Base Acres:	131.31						

Owners: EVANGELINE GUITHER REVOCABLE TRUST

Other Producers: None

TRACT 3

MARVIN AND EVANGELINE GUITHER TRUSTS REAL ESTATE AUCTION

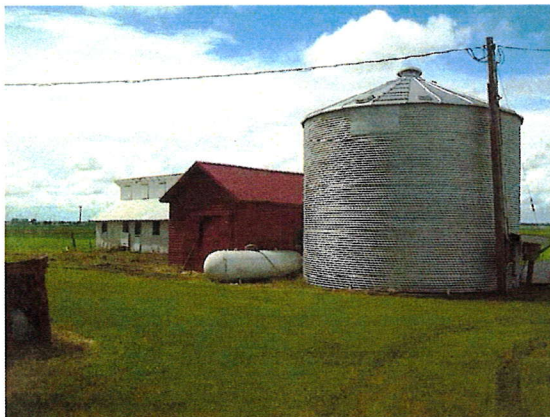
Property Address	510 Baseline Road				
City	Walnut	County	Lee	State	IL Zip Code 61376



**2400 +/- Square Foot Home
Situated on 5.06 acres +/-**



Detached Garage



Bin and Sheds



Barn

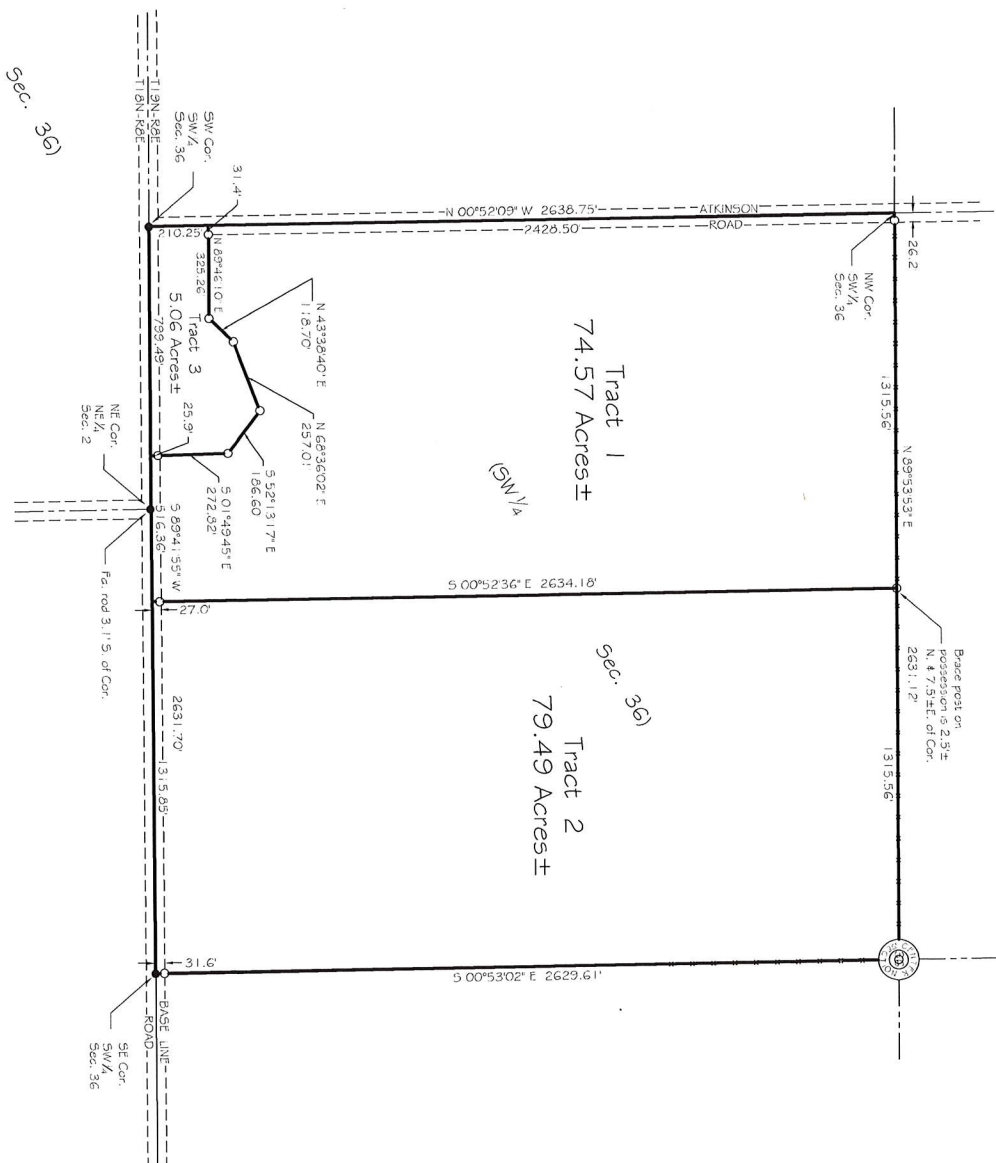


Building Site Yard



View To North of Home

DAHL REAL ESTATE (815) 379-2447



Field Survey done: May-June 2021
NOTE: Iron pins only set at locations as instructed by client.
NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

SCALE 1" = 300'

LEGEND

- = Found Iron Monument
- = Set 1/2" Iron Rod
- X - X - = Section Line
- = Corral Fence Post
- = Existing Fenced Area
- = Boundary Line
- = Section Line

SURVEYORS STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd, do hereby state that we have surveyed the SW 1/4 of Section 36, T19N, R2E of the 4th P.M., Lee 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 and every tract of land shown on this plat is not intended to be in question, no warranty is made or implied as to compliance with 765 ILCS 650.15 of the Illinois Compiled Statutes.
All buildings, surface and subsurface improvements, or any 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. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-way, building lines and other encumbrances for complete information. An updated title commitment for the insurance should be obtained.

Dated this 23rd day of June, 2021.

By: Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 1/1/2022
WALLACE LAND SURVEYING CO., LTD
Professional Design Firm - #184-005454-0008
Tallion - Illinois

Wallace Land Surveying Co., Ltd
PO Box 42
Tallion, Illinois 61433
Illinois Design Firm #184-005454-0008
Office 309-286-7333
E-mail: wallace@wlls.com

CLIENT: Harry Gutter
Re: Gutter Family Farms
DATE: 5-29-21
JOB: 21098-001

Prepared for:
Harry Gutter
564 Palo Road
Wahuta, IL 614
Re: Gutter Family Farms

LEE COUNTY TREASURER

REAL ESTATE TAX BILL

OFFICE HOURS 8:00AM - 4:30PM
MONDAY - FRIDAY PHONE: 815-288-4477

PARCEL NUMBER 09-19-36-300-001	TOWNSHIP Hamilton	TAX CODE 09001	CLASS CODE 0011	2020 PAYABLE 2021	TIF BASE 0
Taxing Body BUREAU VALLEY CUSD 340 SVCC SCHOOL DIST 506 LEE COUNTY HAMILTON TOWNSHIP HAMILTON TWP ROAD/BRIDGE WALNUT FIRE PROTECTION DISTRICT E GR-HAM-MAR-SO DIX MTD WALNUT PARK DISTRICT Totals					1977 EQUALIZED 6,210
					SAF BASE 0
					FAIR CASH VALUE
					TOTAL ACRES 160.00
					LAND VALUE 1,841
					+ BUILDING VALUE 36,375
					- HOME IMPROVEMENT 0
					= ASSESSED VALUE 38,216
					x STATE MULTIPLIER 1.0000
					= EQUALIZED VALUE 38,216
					- OWNER OCCUPIED 0
					- SENIOR EXMPT 0
					- SAF/VET/FRAT 0
					- DIS VET HOMESTEAD 0
					- DISABLED PERSON EX 0
					- RETURNING VET EX 0
					+ FARM LAND 71,075
					+ FARM BUILDING 1,748
					= NET TAXABLE VAL. 111,039
					x TAX RATE 8.5209
					= CURRENT TAX \$9,461.52
					+ DRAINAGE \$0.00
					+ BACK TAX \$0.00
					- ENTERPRISE ZONE \$0.00
					= TOTAL TAX DUE \$9,461.52
					- TOTAL TAX PAID \$9,461.52
					= TOTAL TAX DUE \$0.00

Pay online at www.leecountyil.com Site Address 510 BASELINE RD WALNUT, IL 61376 Legal Description SECT/LOT:36 TWP:19 RNG/BLK:008 SWQ BK 9603-47 D TRT		MAKE CHECKS PAYABLE AND MAIL TO LEE COUNTY TREASURER/COLLECTOR P.O. BOX 328 DIXON, IL 61021	
Mailing Address GUITHER EVANGELINE M TRUST C/O JAMES P GUITHER TF		1ST DUE DATE 07/02/2021 2ND DUE DATE 09/03/2021 1ST INSTALLMENT \$4,730.76 2ND INSTALLMENT \$4,730.76 INTEREST COSTS INTEREST COSTS FIRST INSTALLMENT PAID SECOND INSTALLMENT PAID AMOUNT COLLECTED AMOUNT COLLECTED	
Owner's Name GUITHER TRUST			

26979

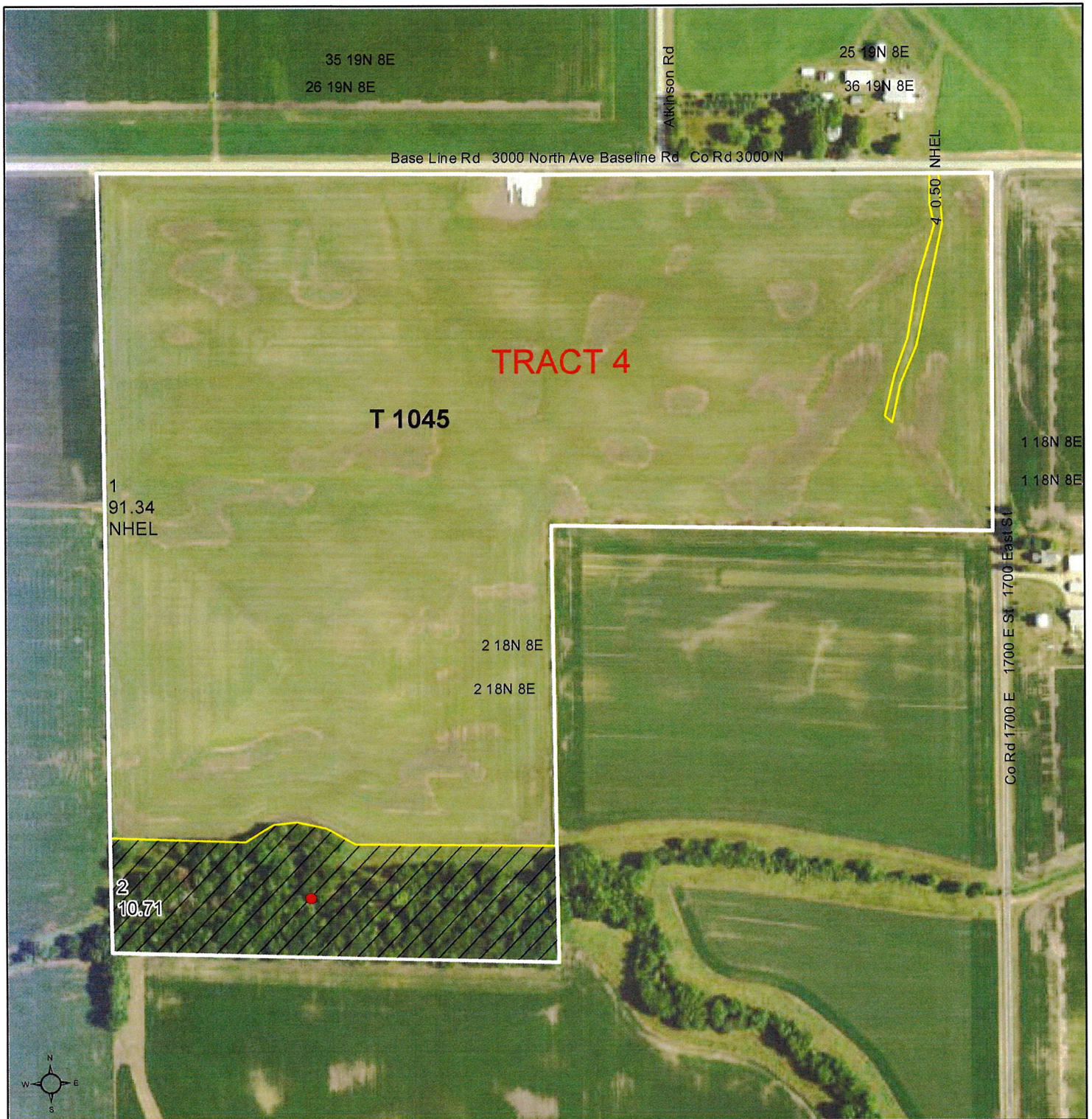
2020 TAX BILL FOR TRACTS 1, 2 AND 3 CURRENTLY NOT SPLIT

DAHL REAL ESTATE (815) 379-2447



United States
Department of
Agriculture

Lee County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS

0 170 340 680
Feet

2021 Program Year

Map Created October 14, 2020

Wetland Determination Identifiers

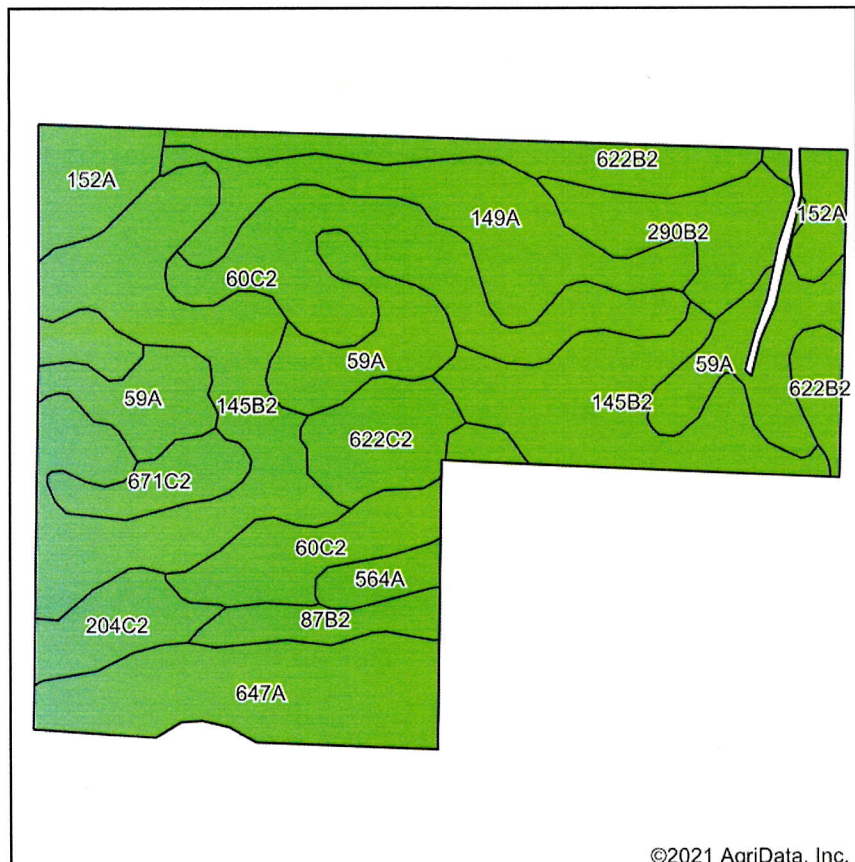
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 91.84 acres

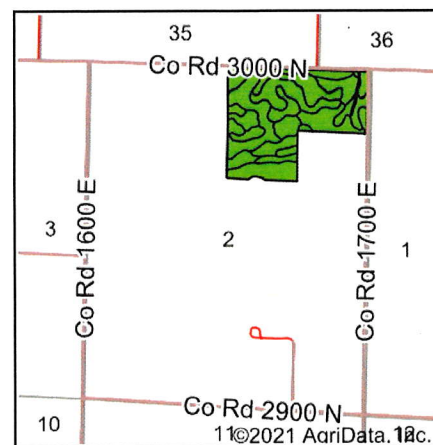
Farm 752
Tract 1045

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).

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **2-18N-8E**
 Township: **Walnut**
 Acres: **91.34**
 Date: **6/24/2021**

TRACT 4

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL011, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	21.75	23.8%		**170	**54	**125
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	13.59	14.9%		**148	**48	**110
59A	Lisbon silt loam, 0 to 2 percent slopes	10.75	11.8%		188	59	136
647A	Lawler loam, 0 to 2 percent slopes	8.85	9.7%		157	52	118
149A	Brenton silt loam, 0 to 2 percent slopes	7.93	8.7%		195	60	141
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	5.85	6.4%		**153	**50	**114
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.74	6.3%		195	63	144
**290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	4.43	4.9%		**153	**49	**113
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.65	4.0%		**150	**49	**112
**204C2	Ayr loamy fine sand, 5 to 10 percent slopes, eroded	2.90	3.2%		**137	**44	**101
**671C2	Biggsville silt loam, 5 to 10 percent slopes, eroded	2.39	2.6%		**181	**57	**132
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	2.17	2.4%		**135	**44	**99
564A	Waukegan silt loam, 0 to 2 percent slopes	1.34	1.5%		162	53	119
Weighted Average					166.9	53.4	122.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

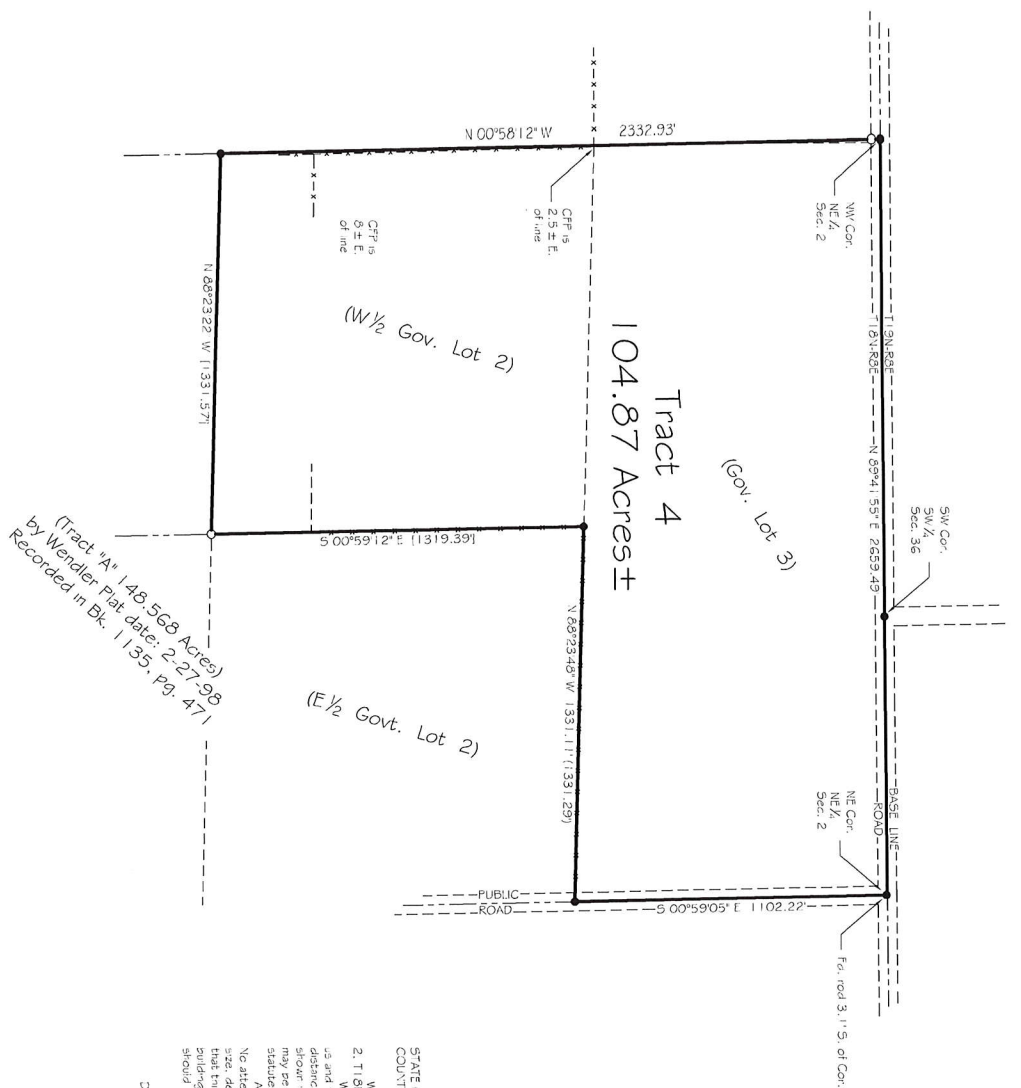
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

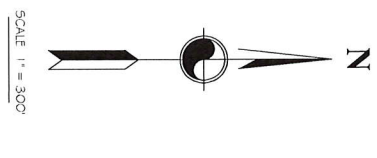
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

DAHL REAL ESTATE - WALNUT, ILLINOIS



Field Survey done: May-June 2021
NOTE: Iron pins only set at locations as instructed by client.
NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.



- LEGEND**
- = Found Iron Monument
 - = Set 1/4" Iron Rod
 - X - = Existing Fence±
 - X - = Corner Fence Post
 - - - = Existing Field Line±
 - = Boundary line
 - = Section line

SURVEYOR'S STATEMENT

STATE OF ILLINOIS)
COUNTY OF STARK) SS

We, the Wallace Land Surveying Co., Ltd. do hereby state that we have surveyed a part of NE 1/4 of Section 2, T. 18N., R. 06E. of the 4th P.M., DeKalb County, Illinois.

We further state that the accompanying map is a true and correct representation of said survey as made by us and that the same was made in accordance with 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 on easements are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 76SILCS-203110 of the Illinois Compiled Statutes.

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 man-made or natural obstructions. It is the responsibility of the client to obtain complete information regarding existing and proposed utilities, rights of way, easements, and other matters which may affect the survey. A printed title commitment for title insurance should be obtained.

Dated this 29th day of June, 2021.

WALLACE LAND SURVEYING CO., LTD.
Professional Design Firm #184-005454-0008
Tolson - Illinois

By: Karin Wallace #2814
Illinois Professional Land Surveyor
Expires: 1/30/22

Wallace Land Surveying Co., Ltd
PO Box 42
Tolton, Illinois 61453
Illinois Design Firm #184-005454-0008
Office 309-286-7333
E-mail: wallace@wallace.com

CLIENT: Terry Gutter
Re: Gutter Family Farms

DAT: 5-29-21

JOB: 21098-002

Prepared for:
Terry Gutter
564 Polo Road
Wah, IL 614
Re: Gutter Family Farms

Illinois

Lee

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 752

Prepared: 6/22/21 2:08 PM

Crop Year: 2021

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: 1045 **Description** K 3 SEC 2 WALNUT TWP, BUREAU CO

FSA Physical Location : Bureau, IL

ANSI Physical Location: Bureau, IL

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
102.55	91.84	91.84	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	91.84	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	78.99	170	0.00				
Total Base Acres:	78.99						

Owners: EVANGELINE GUITHER REVOCABLE TRUST

Other Producers: None

Bureau County

Joseph Birkey, County Collector/Treasurer

Bureau County Courthouse

700 S. Main - Room 103

Princeton, IL 61356

2020 Real Estate Taxes (payable in 2021)

PLEASE refer to backside of tax bill for: - instructions for when, where, and how to pay your taxes

question

address

- contact information, should you have a

- instructions to change your mailing

- instructions to pay online

03-02-200-001

GUITHER, EVANGELINE M

Owner & Location	Guither, Evangeline M
------------------	------------------------------

Township	Walnut	Bill #	48332
Tax Code	03002	Use Code	0021
Section/Lot	02	Legal Twp	18
Legal Descripti	L 3 & W1/2 L 2 NE	Acres	104.770
	B 851 P 751 D 96-1016	Range	08

Valuation	
Land	0
Building	0
	0
State Factor	1.00000
	0
Farm Land	35,532
Farm Building	0
State Equalized Value	35,532

For Market Value (non-farm)

Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0
Net Taxable Value	35,532

Last Year Net Taxable Value

32,557

Parcel #
03-02-200-001

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current
Bureau County	0.65833	214.40	0.70141	249.23
I.M.R.F., Social Security	0.26793	87.25	0.16109	57.24
Walnut Township	0.50863	165.65	0.51044	181.37
Burval Unit#340	5.43067	1,768.60	5.42472	1,927.52
Retirement, Social Security	0.28912	94.16	0.25657	91.16
Sauk VI Jc#506	0.44174	143.86	0.43784	155.58
Social Security	0.00707	2.30	0.00451	1.60
Walnut Library	0.11855	38.61	0.15666	55.66
Social Security	0.00949	3.09	0.01032	3.67
Walnut Park	0.39210	127.70	0.32950	117.08
Retirement - Imrf, Social Security	0.02862	9.32	0.02240	7.96
Wal-Bur Mta#03	0.01796	5.85	0.01824	6.48
Walnut Fire	0.33665	109.64	0.41299	146.74
Bc Soil & Water Cons Dist	0.00188	0.61	0.00189	0.67
Total Real Estate Taxes	8.50874	2,771.04	8.44858	3,001.96

2020 TAX BILL TRACT 4

DAHL REAL ESTATE (815) 379-2447



United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS

0 285 570 1,140
Feet

2021 Program Year

Map Created October 28, 2020

Farm 5475

Tract 8185

IL011_T8185

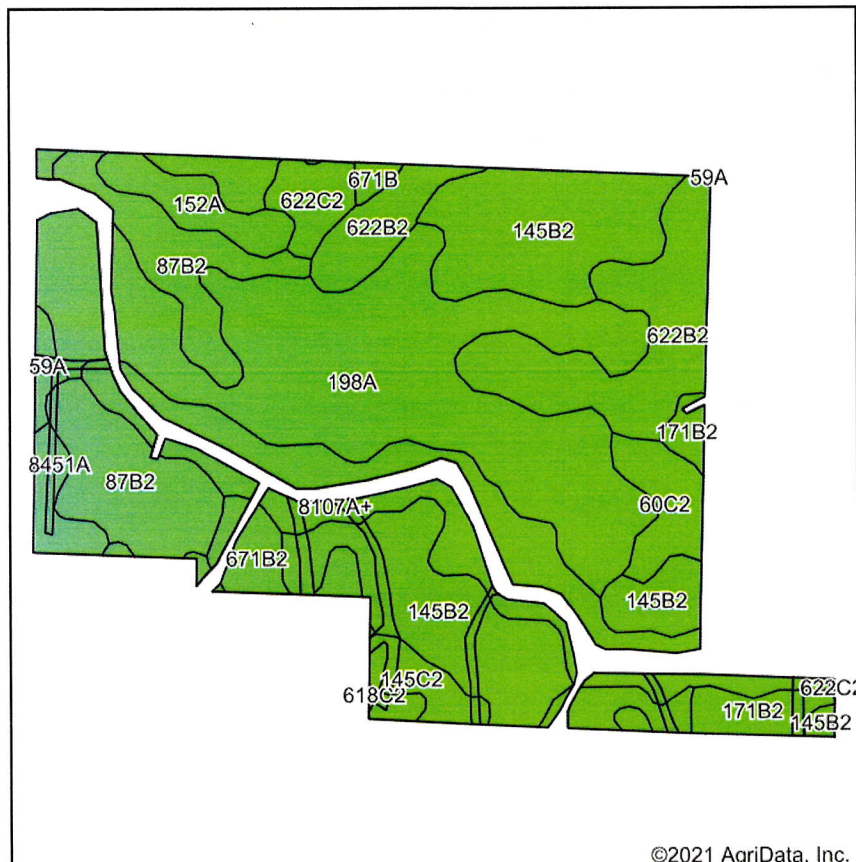
Wetland Determination Identifiers

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

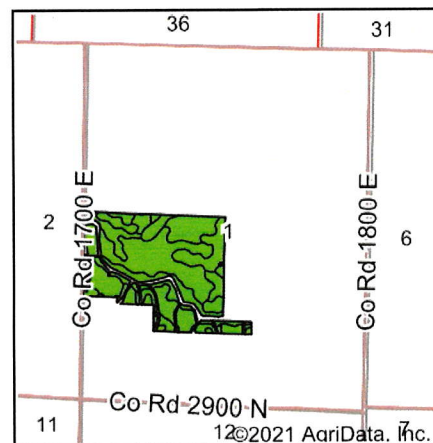
Tract Cropland Total: 107.87 acres

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **1-18N-8E**
 Township: **Walnut**
 Acres: **107.71**
 Date: **6/24/2021**

TRACT 5

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IL011, Soil Area Version: 18

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	30.60	28.4%		197	61	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	20.69	19.2%		**170	**54	**125
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	12.53	11.6%		**135	**44	**99
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	12.37	11.5%		**153	**50	**114
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	12.14	11.3%		189	60	139
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.45	3.2%		**166	**53	**123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.86	2.7%		**178	**56	**131
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.80	2.6%		**148	**48	**110
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.74	2.5%		195	63	144
**671B2	Biggsville silt loam, 2 to 5 percent slopes, eroded	2.33	2.2%		**185	**58	**135
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	2.05	1.9%		**150	**49	**112
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	1.73	1.6%		190	61	140
59A	Lisbon silt loam, 0 to 2 percent slopes	0.73	0.7%		188	59	136
**671B	Biggsville silt loam, 2 to 5 percent slopes	0.44	0.4%		**193	**60	**141
**290B	Warsaw loam, 2 to 5 percent slopes	0.25	0.2%		**159	**51	**118
Weighted Average					174.4	55.3	127.9

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

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

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

*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.

DAHL REAL ESTATE - WALNUT, ILLINOIS
(815) 379-2447



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR KENDALL GUITHER
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
228.31	191.36	191.36	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	191.36	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	147.90	0.00	148	0
TOTAL	147.90	0.00		

NOTES

Tract Number : 8185

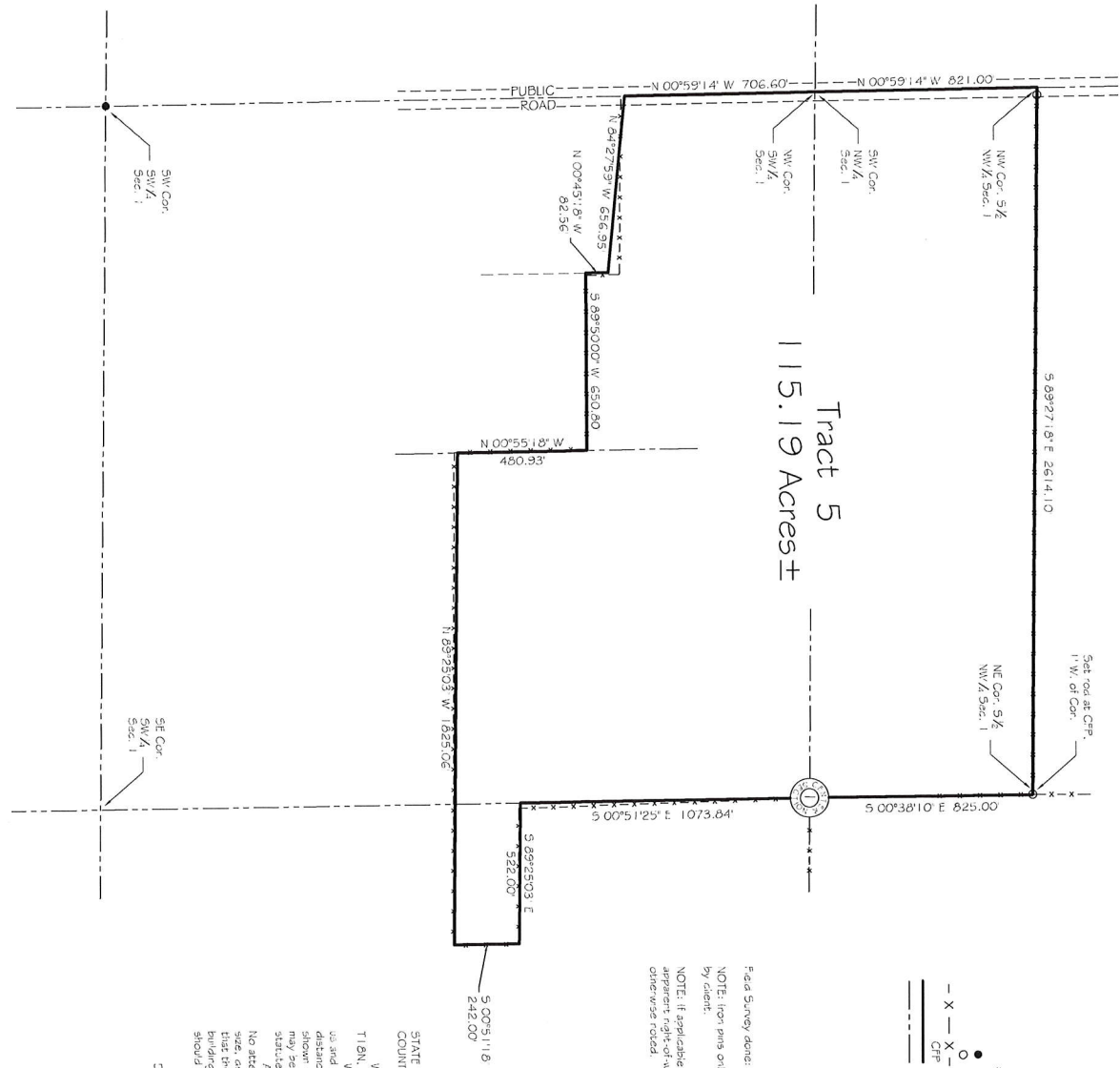
Description : SEC 1 Walnut Twp
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GUITHER RES TR MARVIN B, EVANGELINE M GUITHER TR DTD 5/15/1995
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
114.05	107.87	107.87	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	107.87	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	83.37	0.00	148



- LEGEND**
- = Found Iron Monument
 - = Set 1/2" Iron Rod
 - X - = Existing Fence ±
 - C/P = Corner Fence Post
 - = Boundary line
 - = Section line

Field Survey done: May-June 2021

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent's right-of-way of Public Roadways, unless otherwise noted.

SCALE 1" = 300'



SURVEYORS STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd, do hereby state that we have surveyed a part of Section 1, T18N, R2E of the 4th PM, Bureau County, Illinois, and that the same is shown on the accompanying Plat. This 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 and lying between dead lines and existing positions on lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/15 of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, or any adjacent to the site are not necessarily shown. No attempt has been made, as a part of this boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility lines or structures, or any other structures, rights-of-way, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Dated this 29th day of June, 2021.

WALLACE LAND SURVEYING CO., LTD
Professional Design Firm - #164-005454-0008
Tallont - Illinois

By: Kurt Wallace #28114
Illinois Professional Land Surveyor
Expires: 11/30/22

Wallace Land Surveying Co., Ltd	
PO Box 42 Tallont, Illinois 61483 Illinois Design Firm - #164-005454-0008 Office 309-286-7353 E-mail: wallace@wlls.com	
CLIENT: <u>Terry Gulliver</u> <u>Re: Gulliver Family Farm</u>	DATE: <u>6-29-21</u>
JOB: <u>21098-002</u>	
Prepared for: <u>Terry Gulliver</u> <u>564 Polo Road</u> <u>Walton, IL 614</u> <u>Re: Gulliver Family Farm</u>	

Bureau County

Joseph Birkey, County Collector/Treasurer

Bureau County Courthouse

700 S. Main - Room 103

Princeton, IL 61356

2020 Real Estate Taxes (payable in 2021)

PLEASE refer to backside of tax bill for: - instructions for when, where, and how to pay your taxes

question

address

- contact information, should you have a

- instructions to change your mailing

- instructions to pay online

03-01-300-004

GUITHER ET UX, MARVIN B

Owner & Location	Guither Et Ux, Marvin B
------------------	-------------------------

Township	Walnut	Bill #	48331
Tax Code	03003	Use Code	0021
Section/Lot	01	Legal Twp	18
Legal Descripti	S SI NW & L 16 & PT L 27 & NE SW & SW COR NW SE B 761 P 440 D 92-1920		

Valuation	
Land	0
Building	0
	0
State Factor	1.00000
	0
Farm Land	46,882
Farm Building	0
State Equalized Value	46,882

For Market Value (non-farm)

Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0
Net Taxable Value	46,882

Last Year Net Taxable Value

43,538

Parcel #
03-01-300-004

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current
Bureau County	0.65833	287.29	0.70141	328.85
I.M.R.F., Social Security	0.26793	116.92	0.16109	75.53
Walnut Township	0.50863	221.96	0.51044	239.30
Burval Unit#340	5.43067	2,369.84	5.42472	2,543.22
Retirement, Social Security	0.28912	126.16	0.25657	120.28
Sauk VI Jc#506	0.44174	192.76	0.43784	205.27
Social Security	0.00707	3.09	0.00451	2.11
Walnut Library	0.11855	51.73	0.15666	73.44
Social Security	0.00949	4.14	0.01032	4.84
Wal-Bur Mta#03	0.01796	7.84	0.01824	8.55
Walnut Fire	0.33665	146.91	0.41299	193.62
Bc Soil & Water Cons Dist	0.00188	0.82	0.00189	0.89
Total Real Estate Taxes	8.08802	3,529.46	8.09668	3,795.90

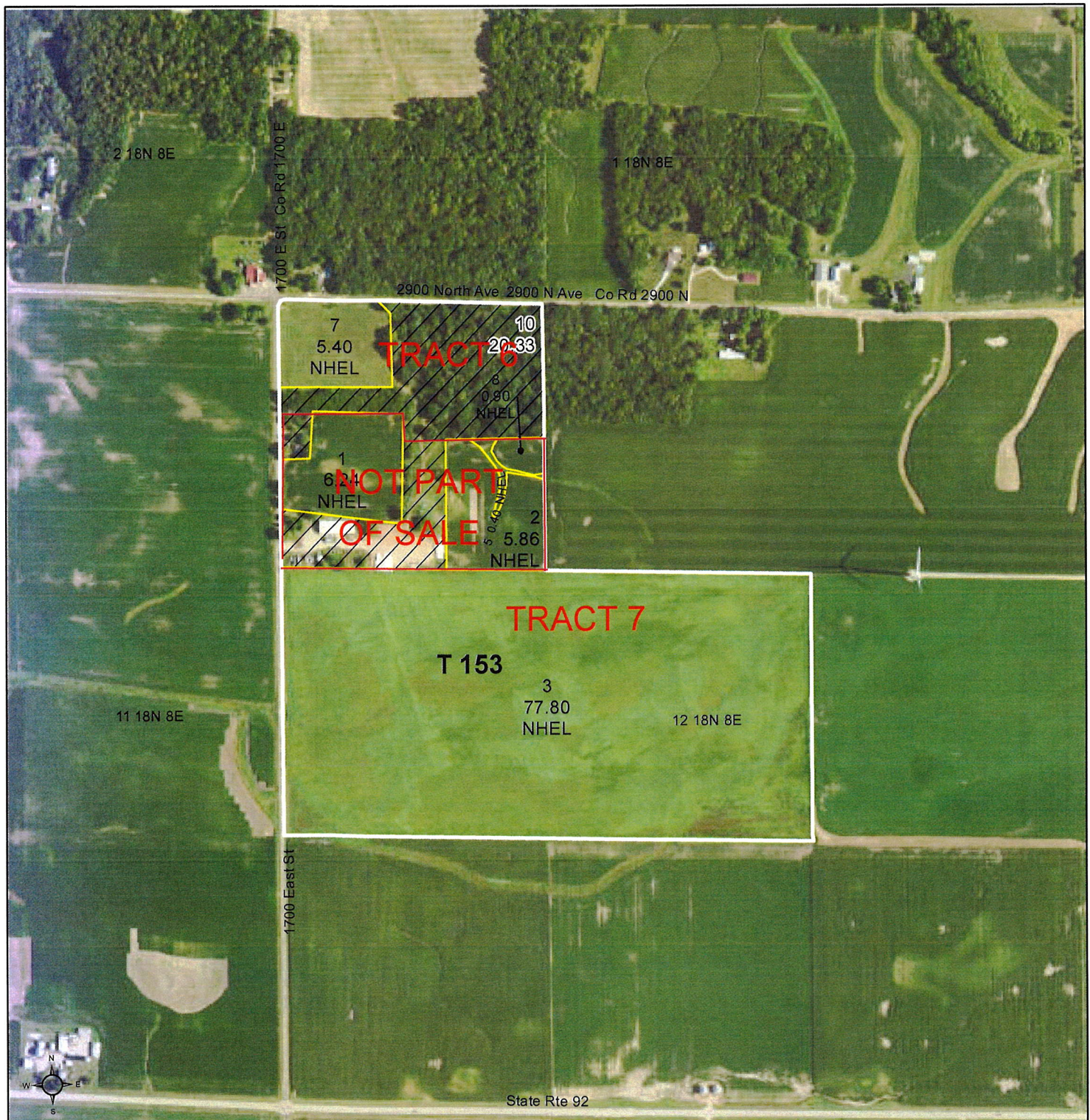
2020 TAX BILL TRACT 5

DAHL REAL ESTATE (815) 379-2447



United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary
p153_a_il_WMAS

0 285 570 1,140
Feet

2021 Program Year

Map Created October 28, 2020

Farm **2341**

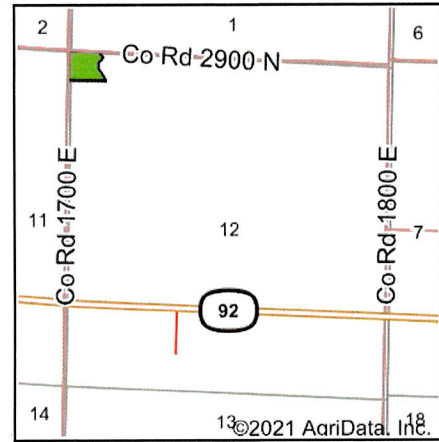
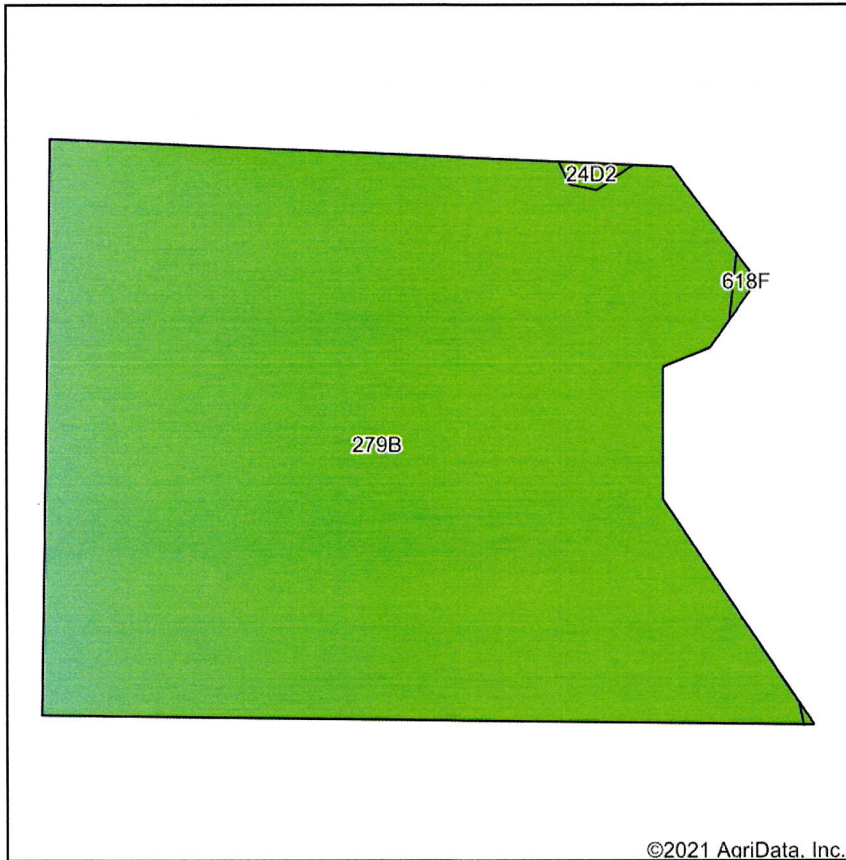
Tract **153**

IL011_T153

Tract Cropland Total: 96.60 acres

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

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **11-18N-8E**
 Township: **Walnut**
 Acres: **5.42**
 Date: **6/24/2021**

TRACT 6

Maps Provided By:



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: IL011, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.42	100.0%		**162	**50	**119
Weighted Average					162	50	119

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

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

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

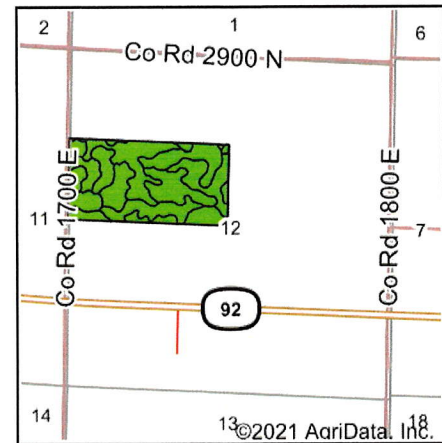
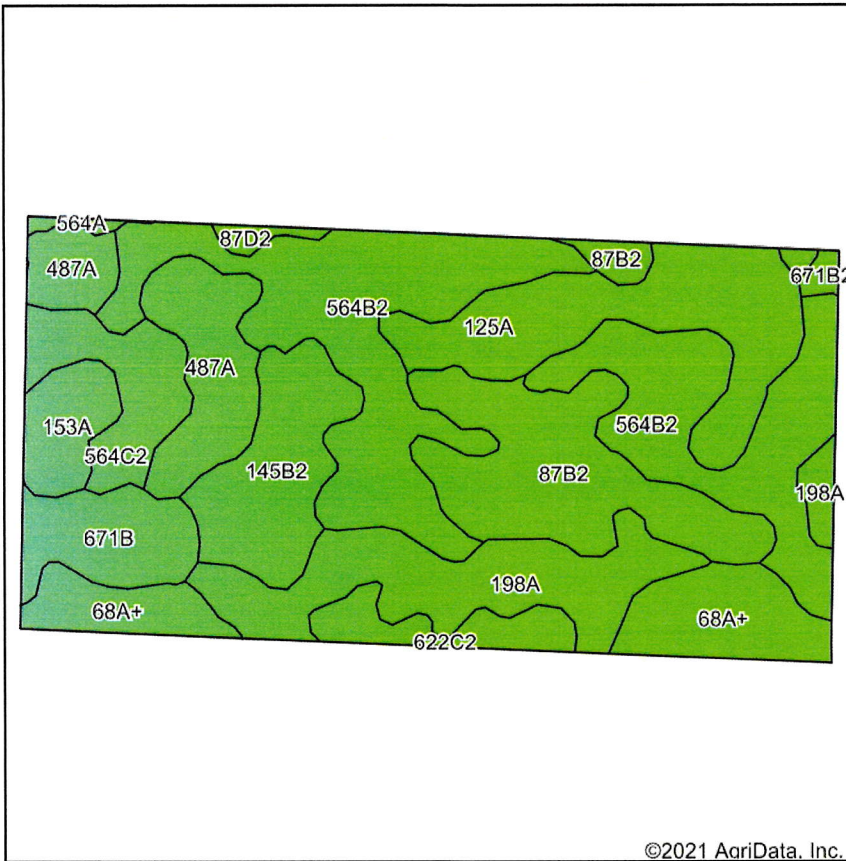
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

DAHL REAL ESTATE - WALNUT, ILLINOIS

(815) 379-2447

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **11-18N-8E**
 Township: **Walnut**
 Acres: **77.8**
 Date: **6/24/2021**

TRACT 7

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	20.80	26.7%		**154	**50	**113
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	9.33	12.0%		**135	**44	**99
198A	Elburn silt loam, 0 to 2 percent slopes	8.59	11.0%		197	61	143
125A	Selma loam, 0 to 2 percent slopes	8.58	11.0%		176	57	129
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	6.11	7.9%		192	63	143
487A	Joyce silt loam, 0 to 2 percent slopes	5.91	7.6%		180	57	132
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	5.54	7.1%		**170	**54	**125
**564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	3.68	4.7%		**151	**49	**111
**671B	Biggsville silt loam, 2 to 5 percent slopes	3.61	4.6%		**193	**60	**141
153A	Pella silty clay loam, 0 to 2 percent slopes	2.28	2.9%		183	60	136
**622C2	Wyandot silt loam, 5 to 10 percent slopes, eroded	2.18	2.8%		**150	**49	**112
**87D2	Dickinson sandy loam, 7 to 15 percent slopes, eroded	0.44	0.6%		**126	**41	**93
**671B2	Biggsville silt loam, 2 to 5 percent slopes, eroded	0.33	0.4%		**185	**58	**135
564A	Waukegan silt loam, 0 to 2 percent slopes	0.25	0.3%		162	53	119
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.17	0.2%		**182	**57	**133
Weighted Average					167.5	53.8	122.9

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

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

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

*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.

DAHL REAL ESTATE - WALNUT, ILLINOIS

ILLINOIS

BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

FARM : 2341

Prepared : 6/22/21 1:36 PM

Crop Year : 2021

Abbreviated 156 Farm Record

Operator Name : MR KENDALL GUITHER

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
116.93	96.60	96.60	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	96.60	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	91.20	0.00	133	0
TOTAL	91.20	0.00		

NOTES

Tract Number : 153

Description : SEC 12 Walnut

FSA Physical Location : ILLINOIS/BUREAU

ANSI Physical Location : ILLINOIS/BUREAU

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JAMES GUITHER, DAVID L GUITHER ESTATE, BONNIE GUITHER, HARRY GUITHER, MELANIE A ALWES, MR KENDALL GUITHER, GUITHER RES TR MARVIN B

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
116.93	96.60	96.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	96.60	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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



SCALE 1" = 300'

LEGEND

- Found iron Monuments
- Set Mc Iron Rod
- ⊗ Set Mag Nail
- X - Existing fence
- X - Cornered Post
- X - Boundary line
- X - Section line

This Survey done: May-June 2021

NOTE: For any set of locations as measured by agent.

NOTE: If applicable, average includes area in respondent rate-of-way of Public Reasoning unless

$$\textcircled{3} = C_1^2 \otimes C_2^2 \otimes C_3^2 \otimes C_4^2 \otimes C_5^2 \otimes C_6^2 \otimes C_7^2 \otimes C_8^2$$

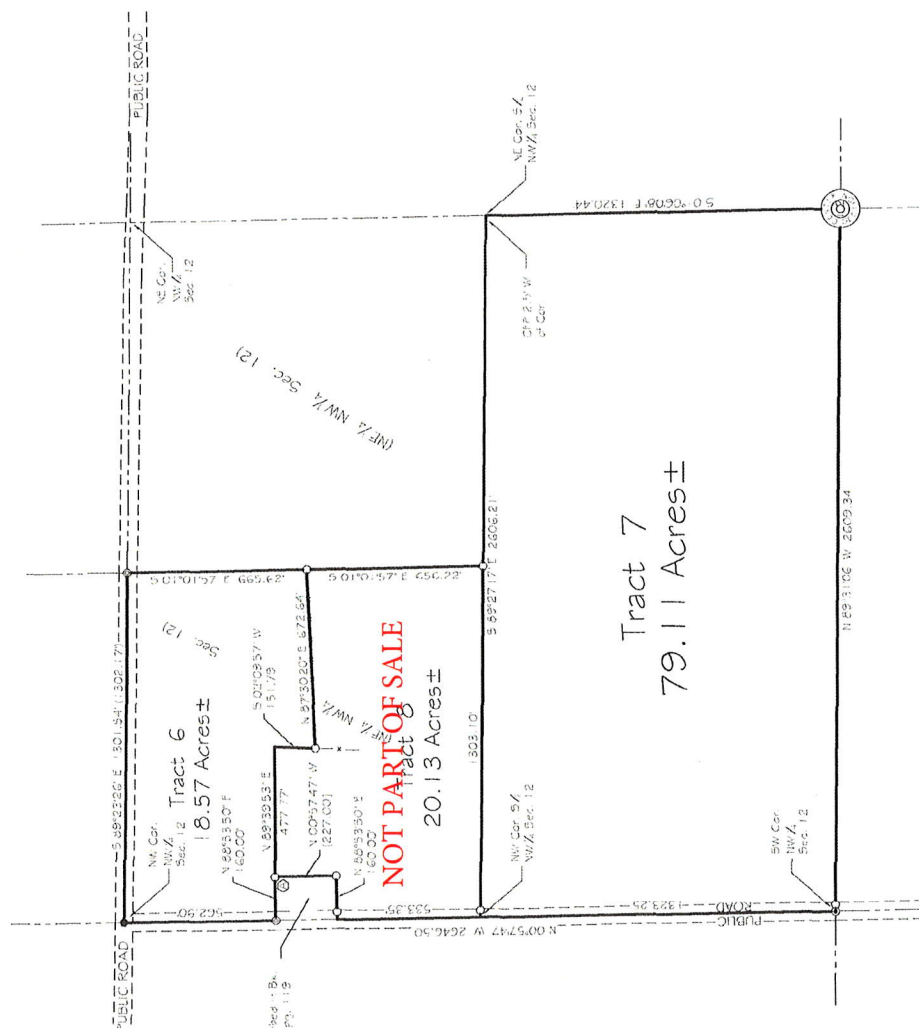
SURVEYOR'S STATEMENT

STATE OF ILLINOIS) 59
COUNTY OF STARK)[illegible][illegible]

Dated this 28th day of June 2021.

WALLACE LAND SURVEYING CO., Ltd.
Professional Design Firm - #184.003434-0008
Tel: 604-293-1100

Kevin Wallace #2814
Union Professional Land Surveyor
Expires: 1/30/22



Tract 7
79.11 Acres ±

02-0000000000000000

1344 Guine
564 Palo Road
Waltham, L. 614
Re: Guine Farm

Wallace Land Surveying Co. Ltd

PCN 150-95

TC Box 4,
Taylors, Ill. 62561-423

Illinois Design Firm #184

Office: 309-786-7333

CLUB: Gary Guther
 RE: Guther Family Farms

04-01-06-20-21

JG5: 21098-004

Bureau County

Joseph Birkey, County Collector/Treasurer

Bureau County Courthouse

700 S. Main - Room 103

Princeton, IL 61356

2020 Real Estate Taxes (payable in 2021)

PLEASE refer to backside of tax bill for: - instructions for when, where, and how to pay your taxes

question

address

- contact information, should you have a

- instructions to change your mailing

- instructions to pay online

03-12-100-007

Owner & Location	Guither Et Al, James
------------------	----------------------

Township	Walnut	Bill #	45395
Tax Code	03002	Use Code	0011
Section/Lot	12	Legal Twp	18
		Range	08
Legal Descripti	NW NW & S 1/2 NW (EX PT W SI) D 20-1921 NOP		

Valuation	
Land	0
Building	0
	0
State Factor	1.00000
	0
Farm Land	35,659
Farm Building	18,543
State Equalized Value	54,202

Fair Market Value (non-farm) 54,679

Exemptions	
Improvements	0
Owner Occupied	0
Homestead	0
Veteran	0
Senior Freeze	0
Net Taxable Value	54,202

Last Year Net Taxable Value 54,113

Parcel #
03-12-100-007

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current
Bureau County	0.65833	336.50	0.70141	380.17
I.M.R.F., Social Security	0.26793	136.94	0.16109	87.32
Walnut Township	0.50863	259.98	0.51044	276.67
Burval Unit#340	5.43067	2,775.79	5.42472	2,940.30
Retirement, Social Security	0.28912	147.77	0.25657	139.07
Sauk VI Jc#506	0.44174	225.79	0.43784	237.32
Social Security	0.00707	3.61	0.00451	2.44
Walnut Library	0.11855	60.60	0.15666	84.92
Social Security	0.00949	4.85	0.01032	5.59
Walnut Park	0.39210	200.42	0.32950	178.60
Retirement - Imrf, Social Security	0.02862	14.62	0.02240	12.14
Wal-Bur Mta#03	0.01796	9.18	0.01824	9.89
Walnut Fire	0.33665	172.07	0.41299	223.85
Bc Soil & Water Cons Dist	0.00188	0.96	0.00189	1.02
Total Real Estate Taxes	8.50874	4,349.08	8.44858	4,579.30

2020 TAX BILL TRACTS 6&7
INCLUDES 20 ACRE PARCEL AND BUILDING
THAT ARE NOT PART OF SALE
CURRENTLY NOT SPLIT

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AUCTIONEER

TERMS OF THE SALE

The farmland will be sold on a dollar per acre basis based on surveyed acres provided by seller. The building site (Tract 3) will be sold by the whole dollar amount. The successful bidder will be required to enter into a standard purchase contract and pay ten percent (10%) down the day of the auction with the balance being due on or before December 1, 2021. Taxes for 2021 will be provided as a credit to the purchaser based on 2020 taxes. Open tenancy for 2022. A title policy in the amount of the purchase price will be furnished to the buyer at closing. All announcements made day of sale take precedence over previous advertised or announced terms and/or conditions. Seller has the right to accept or reject any and all bids. Information is believed to be accurate but we urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.

DISCLAIMER AND ABSENCE OF WARRANTIES

All information contained in this brochure and related materials are subject 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 nor Dahl Real Estate. The information provided in this brochure is believed to be accurate; however, it is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller nor Dahl Real Estate. All sketches and dimensions in this brochure are approximate. All acreage figures are approximate and have been based on information from the offices of the Bureau and Lee County Supervisor of Assessments and the Bureau and Lee County FSA office and Surety Agridata mapping software. Dahl Real Estate is an agent for the seller only.

SELLER:

MARVIN AND EVANGELINE GUITHER TRUSTS

KENDALL GUITHER AND JAMES GUITHER

TRUSTEES

DANIEL HAWKINS – STERLING, ILLINOIS

ATTORNEY FOR THE TRUST

SALE CONDUCTED BY:

DAHL REAL ESTATE - WALNUT, ILLINOIS

815 379-2447