



PIATT  
COUNTY  
ILLINOIS

# LAND AUCTION

**WED. FEBRUARY 21ST @ 6PM**

Held at Best Western Monticello Gateway Inn  
805 Iron Horse Place, Monticello, IL 61856

***BROKER PARTICIPATION  
BEING OFFERED!***

**246± Acres  
in 5 Tracts**



**Murray Wise  
ASSOCIATES LLC**

217.398.6400

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

- **Abundant Hunting & Recreational Opportunities**
- **Potential Country Estate**
- **Productive Piatt Co. Soils**
- **Farming Lease Open For 2024**

## 2 | TABLE OF CONTENTS

<b>BROCHURE</b>	<b>3-4</b>
<b>AERIAL &amp; SOIL MAPS</b>	<b>5-14</b>
<b>PLAT MAP</b>	<b>15</b>
<b>TAX INFORMATION</b>	<b>16-22</b>
<b>FSA INFORMATION</b>	<b>23-25</b>
<b>YIELD HISTORY</b>	<b>26</b>
<b>FLOOD PLAIN MAP</b>	<b>27</b>
<b>PRELIMINARY TITLE COMMITMENT</b>	<b>28</b>

*Call (800) 607-6888 or email [liz@mwallc.com](mailto:liz@mwallc.com)  
with any questions.*

# WED. FEBRUARY 21ST @ 6PM

Held at Best Western Monticello Gateway Inn  
805 Iron Horse Place, Monticello, IL 61856



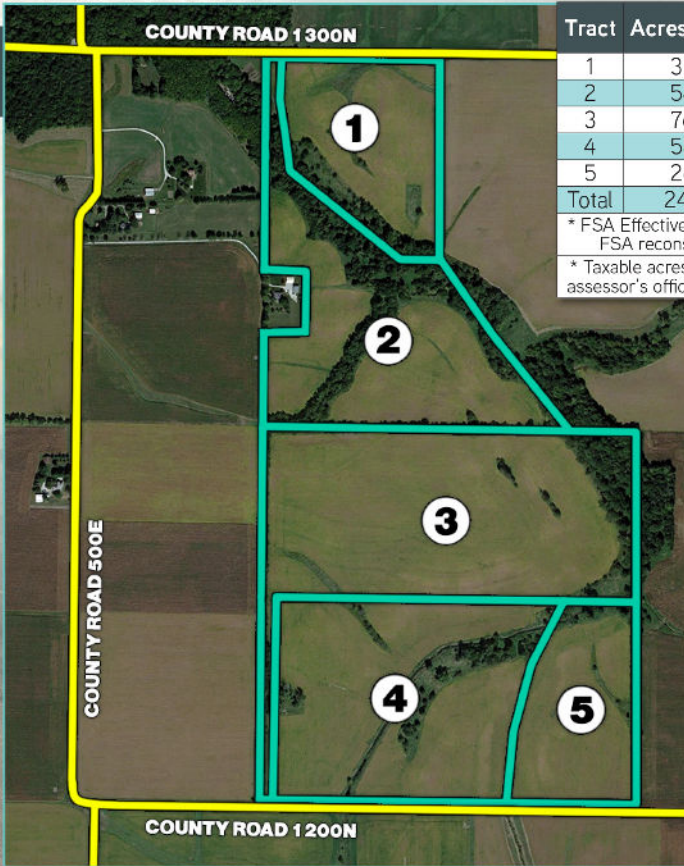
# PIATT COUNTY ILLINOIS LAND AUCTION

- Abundant Hunting & Recreational Opportunities
- Potential Country Estate
- Productive Piatt Co. Soils
- Farming Lease Open For 2024



### EXECUTIVE SUMMARY

This quality farmland located in Piatt County offers a little something for everyone. Wildlife is abundant on this property and the secluded location near Allerton Park makes an ideal location for a potential country estate. The property also features productive Piatt County farmland with primary soil types being Dana silt loam, Wyanet clay loam and Radford silt loam.



Tract	Acres (+-)	Effective DCP Cropland Acres	PI
1	32	23.1	116.2
2	54	32.1	112.0
3	76	63.3	118.8
4	58	45.4	117.7
5	26	21.7	117.4
<b>Total</b>	<b>246</b>	<b>185.6</b>	<b>116.9</b>

\* FSA Effective DCP Cropland acres have been estimated. FSA reconstitution will determine allocated acres.  
 \* Taxable acres have been estimated for some tracts. The assessor's office will determine final split of taxable acres.

**TRACT 2 IS IMPROVED WITH AN OLDER OPEN-FACING POLE BARN**

**INFORMATIONAL MEETING**  
 Farm and Multi-Parcel Process Informational Meeting on Tuesday, February 13, 2024 at the Best Western Monticello Gateway Inn. Interested parties are welcome to come ask questions anytime from 5:00-7:00 PM.



# 246± Acres in 5 Tracts

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** This property will be offered in 5 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. Bidding will be on a lump sum total dollars per tract, not dollars per acre. Livestream viewing will be available at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com).  
**REGISTRATION:** Onsite registration will take place prior to 6PM on Wednesday, February 21, 2024. For any questions about bidding, contact Liz Strom at (217) 398-6400 or [liz@mwallc.com](mailto:liz@mwallc.com).  
**ACCEPTANCE OF BID PRICES:** The successful high bidder(s) will enter into a Contract to Purchase immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by seller.  
**DOWN PAYMENT:** A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment may be paid in the form of a wire transfer. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

**CLOSING:** The closing shall take place on or before March 29, 2024.  
**POSSESSION:** Possession will be given at closing. The lease will be open for 2024.  
**TITLE:** Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.  
**REAL ESTATE TAXES & INCOME:** The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer for said 2023 taxes based on the most recent tax figures available. Buyer is responsible for 2024 and all subsequent taxes. All 2023 farm income shall be retained by the Seller and all 2023 farm expenses shall be the responsibility of the Seller. All 2024 farm expenses shall be the responsibility of the Buyer and all 2024 income shall be retained by Buyer.  
**SURVEY:** At the Seller's option, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing the transfer of merchantable title.

**MINERAL RIGHTS:** The sale shall include any and all mineral rights owned by the Seller, if any.  
**ACREAGES:** All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.  
**EASEMENTS & LEASES:** The sale is subject to any and all easements and leases of record.  
**BROKER PARTICIPATION:** Any appropriately licensed Illinois real estate broker who is properly registered with the Auction Company will be paid a 1% commission on the specific tract(s) purchased by their client. The commission will be based on the high bid and will be paid at closing by the Seller. Applications must be on a form provided by Murray Wise Associates and approved by a MWA representative prior to 5 PM CT on February 20, 2024.  
**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections,

investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.  
**AGENCY:** Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.  
**SELLER:** John Giuliani

**Aerial Map**



**Murray Wise**  
ASSOCIATES LLC

Boundary Corner: 38° 35' 48, -89° 35' 38.02



**33-18N-5E**  
**Piatt County**  
**Illinois**



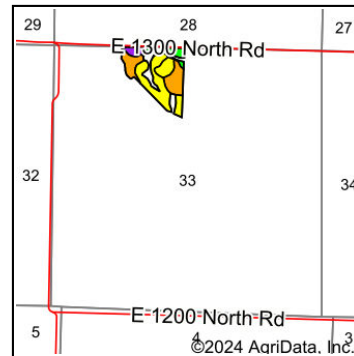
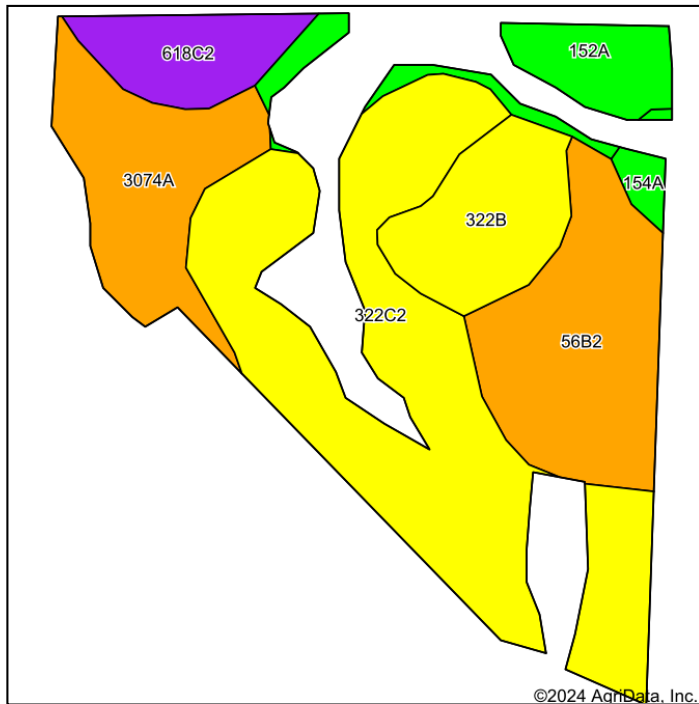
12842124

Maps Provided By:  
**surety**  
© AgriData, Inc. 2023 www.AgrDataInc.com

Field locations provided by Farm Service Agency as of 2/24/2024

# 6 | SOIL MAP - TRACT 1

## Soils Map



State: **Illinois**  
 County: **Piatt**  
 Location: **33-18N-5E**  
 Township: **Willow Branch**  
 Acres: **21.9**  
 Date: **1/10/2024**



Area Symbol: IL147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	9.07	41.4%	Yellow	**149	**47	**108
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	4.03	18.4%	Orange	**169	**53	**123
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	3.07	14.0%	Orange	**167	**52	**122
**322B	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	2.24	10.2%	Yellow	**158	**50	**115
**152A	Drummer silty clay loam, 0 to 2 percent slopes	1.73	7.9%	Green	**195	**63	**144
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	1.48	6.8%	Purple	**136	**44	**100
154A	Flanagan silt loam, 0 to 2 percent slopes	0.28	1.3%	Light Green	194	63	144
<b>Weighted Average</b>					<b>159.5</b>	<b>50.4</b>	<b>116.2</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023  
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

**Aerial Map**



**Murray Wise**  
ASSOCIATES LLC

Boundary Corner: 39° 35' 40.32, -93° 35' 30.48



**33-18N-5E**  
**Piatt County**  
**Illinois**

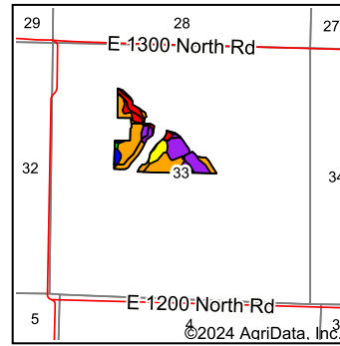
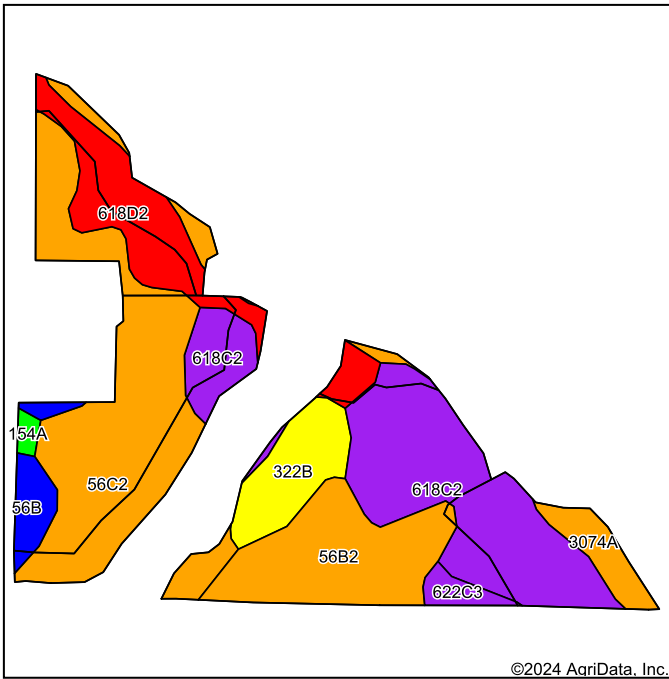


1/25/2024

Maps Provided By:  
**surety**  
© AgriData, Inc. 2023 www.AgrDataInc.com

Field locations provided by Farm Service Agency as of 2023/03/01

Soils Map



State: **Illinois**  
 County: **Piatt**  
 Location: **33-18N-5E**  
 Township: **Willow Branch**  
 Acres: **32.39**  
 Date: **1/10/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IL147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	9.37	28.9%		**166	**52	**121
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	8.65	26.7%		**136	**44	**100
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	4.71	14.5%		**169	**53	**123
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	3.90	12.0%		**127	**41	**93
**322B	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	2.30	7.1%		**158	**50	**115
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	1.76	5.4%		**167	**52	**122
**56B	Dana silt loam, 2 to 5 percent slopes	1.00	3.1%		**178	**55	**130
**622C3	Wyanet clay loam, 5 to 10 percent slopes, severely eroded	0.50	1.5%		**133	**44	**99
154A	Flanagan silt loam, 0 to 2 percent slopes	0.20	0.6%		194	63	144
<b>Weighted Average</b>					<b>153.2</b>	<b>48.6</b>	<b>112</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023  
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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



**Aerial Map**



**Murray Wise**  
ASSOCIATES LLC

Boundary Center:  $39^{\circ} 35' 14.261$ ,  $-93^{\circ} 35' 27.37$



**33-18N-5E**  
**Piatt County**  
**Illinois**



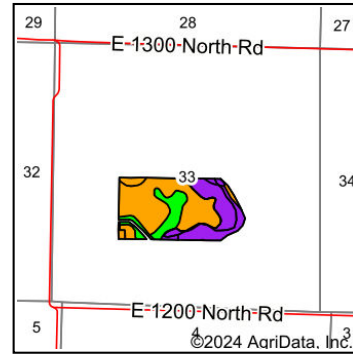
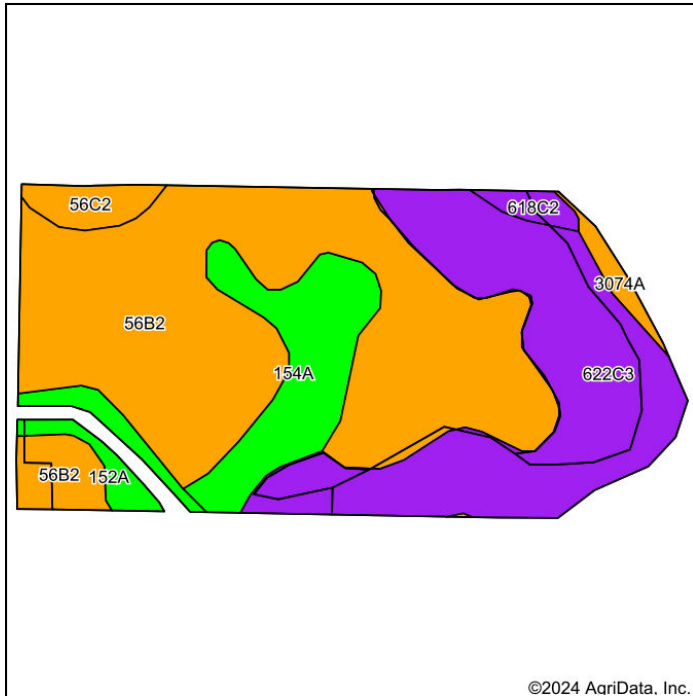
1/29/2024

Maps Provided By:  
**surety**  
© AgriData, Inc. 2023 www.Agridata.com

Field location provided by Farm Service Agency as of 2/24/2023

# 10 | SOIL MAP - TRACT 3

## Soils Map



State: **Illinois**  
 County: **Piatt**  
 Location: **33-18N-5E**  
 Township: **Willow Branch**  
 Acres: **64.01**  
 Date: **1/10/2024**

**Murray Wise**  
**ASSOCIATES LLC**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	32.75	51.2%		**169	**53	**123
**622C3	Wyandot clay loam, 5 to 10 percent slopes, severely eroded	18.56	29.0%		**133	**44	**99
154A	Flanagan silt loam, 0 to 2 percent slopes	7.19	11.2%		194	63	144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	2.29	3.6%		**195	**63	**144
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	1.58	2.5%		**166	**52	**121
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.84	1.3%		**167	**52	**122
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	0.80	1.2%		**136	**44	**100
<b>Weighted Average</b>					<b>161.8</b>	<b>51.7</b>	<b>118.8</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023  
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

**Aerial Map**



**Murray Wise ASSOCIATES LLC**

Boundary Center: 38° 58' 8.17, -89° 38' 30.25

**33-18N-5E**  
**Piatt County**  
**Illinois**

Scale: 0ft, 320ft, 640ft

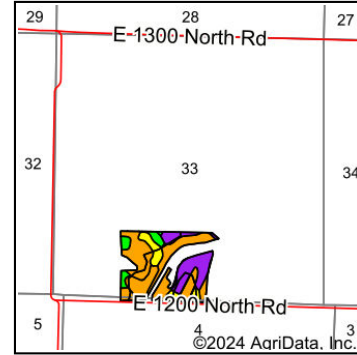
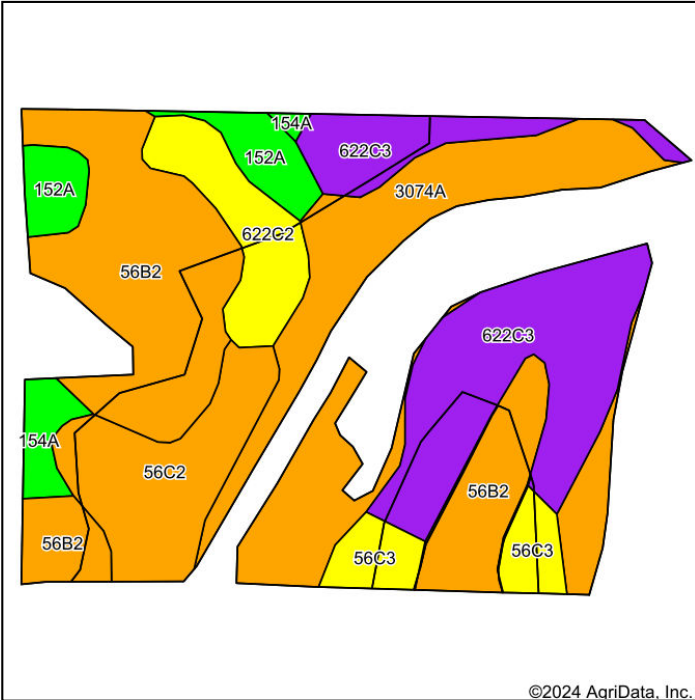
Map Provided by: **surety**  
CUSTOMER ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgrDataInc.com

Field location provided by Farm Service Agency as of 5/24/2023

1/28/2024

# 12 | SOIL MAP - TRACT 4

## Soils Map



State: **Illinois**  
 County: **Piatt**  
 Location: **33-18N-5E**  
 Township: **Willow Branch**  
 Acres: **45.6**  
 Date: **1/10/2024**



Area Symbol: IL147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	12.27	26.9%		**169	**53	**123
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	10.25	22.5%		**167	**52	**122
**622C3	Wyanet clay loam, 5 to 10 percent slopes, severely eroded	9.81	21.5%		**133	**44	**99
**56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	4.83	10.6%		**166	**52	**121
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.02	6.6%		**150	**49	**112
**152A	Drummer silty clay loam, 0 to 2 percent slopes	2.26	5.0%		**195	**63	**144
**56C3	Dana silty clay loam, 5 to 10 percent slopes, severely eroded	2.09	4.6%		**153	**48	**112
154A	Flanagan silt loam, 0 to 2 percent slopes	1.07	2.3%		194	63	144
<b>Weighted Average</b>					<b>160.4</b>	<b>51</b>	<b>117.7</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

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

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

Aerial Map



**Murray Wise ASSOCIATES LLC**


Boundary Center:  $36^{\circ} 50' 8.13''$  N,  $-89^{\circ} 30' 18.01''$  W

**33-18N-5E**  
**Piatt County**  
**Illinois**

Scale: 0ft, 253ft, 527ft

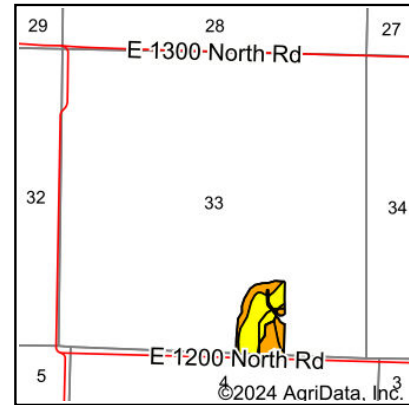
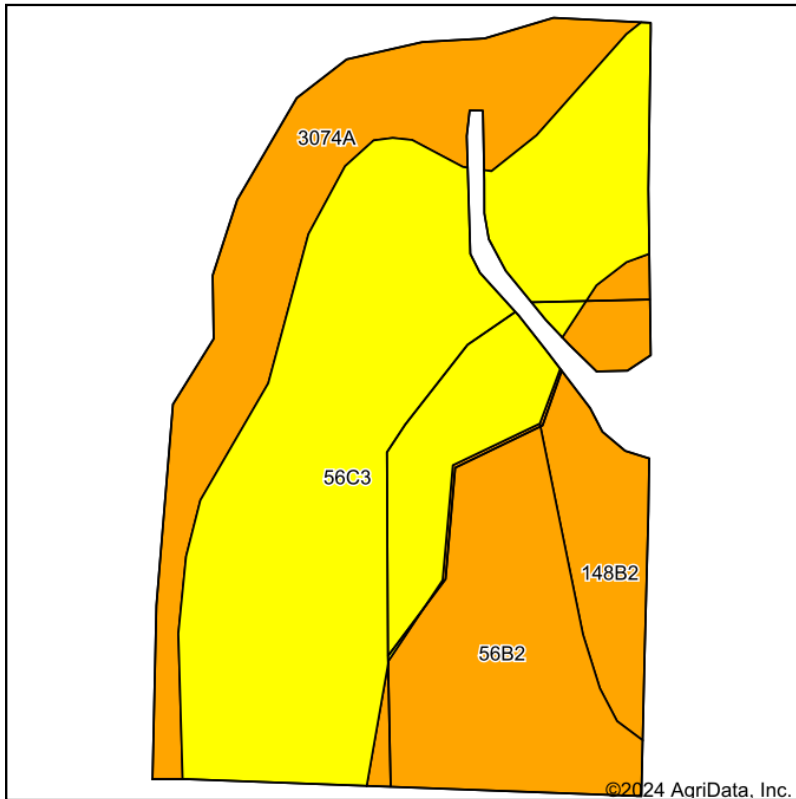
Map Provided By: **surety**  
© AgriData, Inc. 2023 www.AgriDataInc.com

1/29/2024



# 14 | SOIL MAP - TRACT 5

## Soils Map



State: **Illinois**  
 County: **Piatt**  
 Location: **33-18N-5E**  
 Township: **Willow Branch**  
 Acres: **21.41**  
 Date: **1/10/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 19

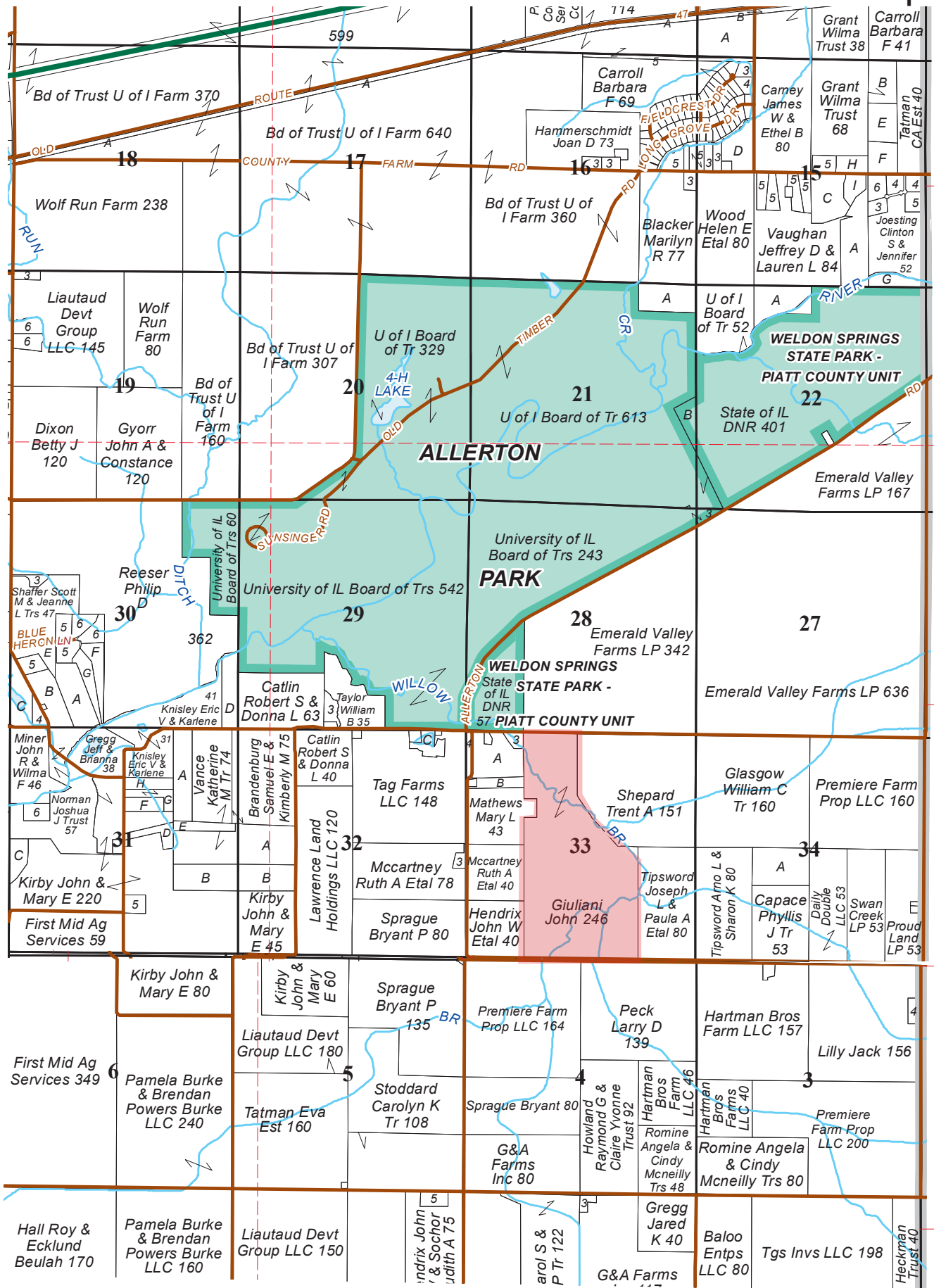
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56C3	Dana silty clay loam, 5 to 10 percent slopes, severely eroded	11.25	52.5%		**153	**48	**112
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	4.23	19.8%		**167	**52	**122
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	3.96	18.5%		**169	**53	**123
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	1.97	9.2%		**174	**55	**127
<b>Weighted Average</b>					<b>160.7</b>	<b>50.4</b>	<b>117.4</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

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

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

# PLAT MAP | 15



SEE PAGE 20

# 16 | TAX INFORMATION - TRACT 1+2

11/6/23, 1:21 PM

Parcel Details for 08331800500200

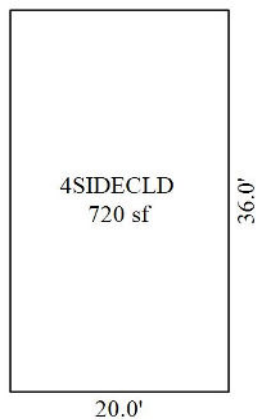
## Property Information

<b>Parcel Number</b> 08-33-18-005-002-00	<b>Site Address</b>	<b>Owner Name &amp; Address</b> GIULIANI, JOHN
<b>Tax Year</b> 2022 (Payable 2023) ▼		
<b>Sale Status</b> None	<b>Neighborhood Code</b>	<b>Land Use</b>
<b>Property Class</b> 0011 - Homesite-Dwelling	<b>Tax Code</b> 08057 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 17,556	<b>Tax Rate</b> 6.905700	<b>Total Tax</b> \$1,212.36
<b>Township</b> Willow Branch	<b>Acres</b> 86.0400	<b>Mailing Address</b>
<b>Tract Number</b> 0933100009	<b>Lot Size</b>	<b>TIF Base Value</b> 0
<b>Legal Description</b> BEG NW CR E1/2 NW SEC 33 TH E1250',S1463.45' ,SELY 628.1',SELY 884',W 2178.59',N 2643.3' TO POB EX BEG 1555.45' S OF NW CR E1/2 NW TH E300',S435.6',W300',N435.6' TO POB 41 33 2.1 PL BK 8 PG 37 & PL BK 8 PG 58		

## Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	16,682	874	0	17,556
Department of Revenue	0	0	16,682	874	0	17,556
Board of Review Equalized	0	0	16,682	874	0	17,556
Board of Review	0	0	16,682	874	0	17,556
S of A Equalized	0	0	16,682	874	0	17,556
Supervisor of Assessments	0	0	16,682	874	0	17,556
Township Assessor	0	0	16,682	874	0	17,556
Prior Year Equalized	0	0	15,181	874	0	16,055

## Property Sketches





# TAX INFORMATION - TRACT 1+2 | 17

11/6/23, 1:21 PM

Parcel Details for 08331800500200

Billing				
	1st Installment (Due 06/15/2023)	2nd Installment (Due 09/05/2023)	Totals	
Tax Billed	\$606.18	\$606.18	\$1,212.36	
Penalty Billed	\$0.00	\$0.00	\$0.00	
Cost Billed	\$0.00	\$0.00	\$0.00	
Fees/Liens/SSA Billed	\$0.00	\$0.00	\$0.00	
<b>Total Billed</b>	<b>\$606.18</b>	<b>\$606.18</b>	<b>\$1,212.36</b>	
Amount Paid	\$606.18	\$606.18	\$1,212.36	
<b>Total Unpaid</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Paid By	John Giuliani	John Giuliani		
Date Paid	6/8/2023	6/8/2023		

No Exemptions

Related Names	
<b>Parcel Owner</b> Deed Document #	<b>Parcel Owner</b> Mailing Flags      Tax Bill      Change Notice Delinquent Notice      Exemption Notice

Payment History				
Tax Year	Total Billed	Total Paid	Amount Unpaid	
2022	\$1,212.36	\$1,212.36	\$0.00	
2021	\$1,123.16	\$1,123.16	\$0.00	
2020	\$1,016.78	\$1,016.78	\$0.00	

Show 17 More

No Redemptions

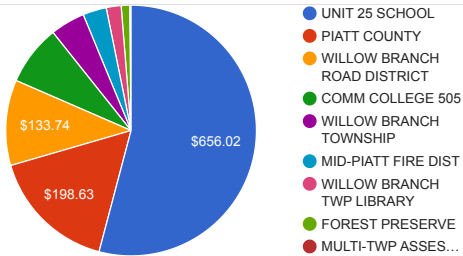
# 18 | TAX INFORMATION - TRACT 1+2

11/6/23, 1:21 PM

Parcel Details for 08331800500200

## Taxing Bodies

District	Tax Rate	Extension
UNIT 25 SCHOOL	3.736740	\$656.02
PIATT COUNTY	1.131440	\$198.63
WILLOW BRANCH ROAD DISTRICT	0.761770	\$133.74
COMM COLLEGE 505	0.536250	\$94.14
WILLOW BRANCH TOWNSHIP	0.308900	\$54.23
MID-PIATT FIRE DIST	0.210460	\$36.95
WILLOW BRANCH TWP LIBRARY	0.132470	\$23.26
FOREST PRESERVE	0.074980	\$13.16
MULTI-TWP ASSESSOR	0.012690	\$2.23
WATER AUTHORITY	0.000000	\$0.00
<b>TOTAL</b>	<b>6.905700</b>	<b>\$1,212.36</b>



No Property Photos

# TAX INFORMATION - TRACT 3 | 19

Parcel Details for 08331800500601

11/6/23, 1:22 PM

## Property Information

<b>Parcel Number</b> 08-33-18-005-006-01	<b>Site Address</b>	<b>Owner Name &amp; Address</b>
<b>Tax Year</b> 2022 (Payable 2023) ▼		
<b>Sale Status</b> None	<b>Neighborhood Code</b>	<b>Land Use</b>
<b>Property Class</b> 0021 - Farmland	<b>Tax Code</b> 08056 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 28,070	<b>Tax Rate</b> 7.015510	<b>Total Tax</b> \$1,969.26
<b>Township</b> Willow Branch	<b>Acres</b> 75.0000	<b>Mailing Address</b>
<b>Tract Number</b> 0933300003	<b>Lot Size</b>	<b>TIF Base Value</b> 0
<b>Legal Description</b> 94331850006A N1/2 W1/2 SE & N1/2 E1/2 SW EX SOUTH 5 AC 75 AC 41 33 15		

## Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	28,070	0	0	28,070
Department of Revenue	0	0	28,070	0	0	28,070
Board of Review Equalized	0	0	28,070	0	0	28,070
Board of Review	0	0	28,070	0	0	28,070
S of A Equalized	0	0	28,070	0	0	28,070
Supervisor of Assessments	0	0	28,070	0	0	28,070
Township Assessor	0	0	28,070	0	0	28,070
Prior Year Equalized	0	0	25,972	0	0	25,972

No Property Sketches

## Billing

	1st Installment (Due 06/15/2023)	2nd Installment (Due 09/05/2023)	Totals
<b>Tax Billed</b>	\$984.63	\$984.63	\$1,969.26
<b>Penalty Billed</b>	\$0.00	\$0.00	\$0.00
<b>Cost Billed</b>	\$0.00	\$0.00	\$0.00
<b>Fees/Liens/SSA Billed</b>	\$0.00	\$0.00	\$0.00
<b>Total Billed</b>	\$984.63	\$984.63	\$1,969.26
<b>Amount Paid</b>	\$984.63	\$984.63	\$1,969.26
<b>Total Unpaid</b>	\$0.00	\$0.00	\$0.00
<b>Paid By</b>			
<b>Date Paid</b>	6/8/2023	6/8/2023	

# 20 | TAX INFORMATION - TRACT 3

Related Names	
Parcel Owner Deed Document #	Mail To  Mailing Flags

**Payment History**

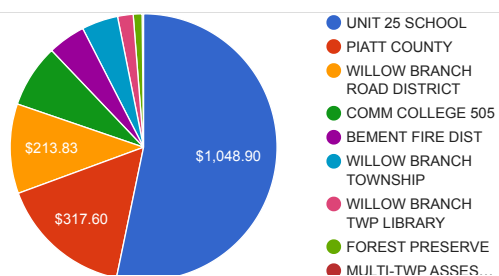
Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$1,969.26	\$1,969.26	\$0.00
2021	\$1,844.98	\$1,844.98	\$0.00
2020	\$1,703.52	\$1,703.52	\$0.00

[Show 17 More](#)

No Redemptions

**Taxing Bodies**

District	Tax Rate	Extension
UNIT 25 SCHOOL	3.736740	\$1,048.90
PIATT COUNTY	1.131440	\$317.60
WILLOW BRANCH ROAD DISTRICT	0.761770	\$213.83
COMM COLLEGE 505	0.536250	\$150.53
BEMENT FIRE DIST	0.320270	\$89.90
WILLOW BRANCH TOWNSHIP	0.308900	\$86.71
WILLOW BRANCH TWP LIBRARY	0.132470	\$37.18
FOREST PRESERVE	0.074980	\$21.05
MULTI-TWP ASSESSOR	0.012690	\$3.56
WATER AUTHORITY	0.000000	\$0.00
<b>TOTAL</b>	<b>7.015510</b>	<b>\$1,969.26</b>



# TAX INFORMATION - TRACT 4+5 | 21

11/6/23, 1:22 PM

Parcel Details for 08331800500600

Property Information		
<b>Parcel Number</b> 08-33-18-005-006-00	<b>Site Address</b>	<b>Owner Name &amp; Address</b>
<b>Tax Year</b> 2023 (Payable 2024) ▼		
<b>Sale Status</b> None	<b>Neighborhood Code</b>	<b>Land Use</b>
<b>Property Class</b> 0021 - Farmland	<b>Tax Code</b> 08056 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 0	<b>Tax Rate</b> Unavailable	<b>Total Tax</b> Unavailable
<b>Township</b> Willow Branch	<b>Acres</b> 85.0000	<b>Mailing Address</b>
<b>Tract Number</b> 0933300004	<b>Lot Size</b>	<b>TIF Base Value</b> 0
<b>Legal Description</b> 94331850006 SE SW & SW SE & S 2.5A NE SW & S2.5A NW SE 85 AC 41 33 13		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
Board of Review	0	0	25,428	0	0	25,428
S of A Equalized	0	0	25,428	0	0	25,428
Supervisor of Assessments	0	0	25,428	0	0	25,428
Township Assessor	0	0	25,428	0	0	25,428
Prior Year Equalized	0	0	23,302	0	0	23,302

No Property Sketches

No Billing Information

No Exemptions

Related Names	
<b>Parcel Owner</b> <b>Deed Document #</b> 340683	<b>Mail To</b>  <b>Mailing Flags</b> Tax Bill                      Change Notice Delinquent Notice          Exemption Notice

## 22 | TAX INFORMATION - TRACT 4+5

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$1,634.76	\$1,634.76	\$0.00
2021	\$1,518.20	\$1,518.20	\$0.00
2020	\$1,388.76	\$1,388.76	\$0.00

[Show 17 More](#)

No Redemptions

No Taxing Bodies Information

No Property Photos

No PRCs

ILLINOIS  
PIATT  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4444  
Prepared : 1/10/24 11:02 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
242.81	185.58	185.58	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	185.58	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	128.00	0.00	192	
Soybeans	44.30	0.00	51	0
<b>TOTAL</b>	<b>172.30</b>	<b>0.00</b>		

NOTES

**Tract Number** : 4179

**Description** : T18N - R5E SEC 33

**FSA Physical Location** : ILLINOIS/PIATT

**ANSI Physical Location** : ILLINOIS/PIATT

**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** :

**Other Producers** : None

**Recon ID** : 17-147-2007-22

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
242.81	185.58	185.58	0.00	0.00	0.00	0.00	0.0

# 24 | FSA 156 - TRACTS 1-5

ILLINOIS  
PIATT  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

**FARM : 4444**  
Prepared : 1/10/24 11:02 AM CST  
Crop Year : 2024

### Tract 4179 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	185.58	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	128.00	0.00	192
Soybeans	44.30	0.00	51
<b>TOTAL</b>	<b>172.30</b>	<b>0.00</b>	

### NOTES

--

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.





Common Land Unit	
Non-Cropland	Conservation Reserve Program
<b>clu_classification_code</b>	Tract Boundary
Cropland	

street100k\_i\_il\_utm

**Wetland Determination Identifiers**

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



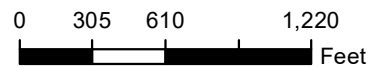
Tract Cropland Total: 185.58 acres

2023 Program Year

Map Created May 02, 2023

**Farm 4444**

**Tract 4179**



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).

## 26 | Yield History

Year	Corn Yield Per Acre	Soybean Yield Per Acre
	<b>All Tracts</b>	<b>All Tracts</b>
2014	250	
2015		67
2016	225	
2017		72
2018		73
2019	206	
2020		62
2021	227	
2022		70
2023	225	
<b>Average Yield</b>	<b>226.60</b>	<b>68.80</b>

\*\* Yield information provided by current tenant



**COMING SOON**