



CHAMPAIGN CO. ILLINOIS
FARMLAND AUCTION

IN-PERSON & ONLINE | WED. NOV. 13TH AT 10AM CT

A photograph of a lush green soybean field with rows of plants stretching into the distance under a bright blue sky with scattered white clouds.

INFORMATION BOOKLET



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com
217-398-6400
Ross.perkins@mwallc.com

87[±]
ACRES
OFFERED IN
2 TRACTS

2 | TABLE OF CONTENTS

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Call (217) 398-6400 or email Ross.Perkins@mwallc.com with any questions.



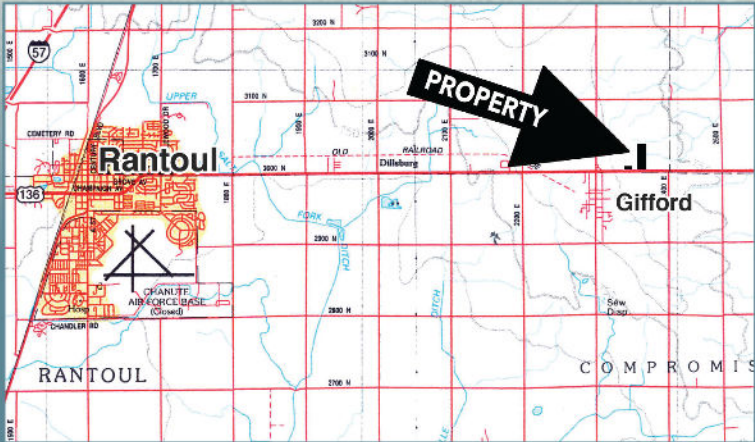
CHAMPAIGN CO. ILLINOIS FARMLAND AUCTION

IN-PERSON & ONLINE | WED. NOV. 13TH AT 10AM CT

Auction Location, Date, Time:

**Wednesday, November 13th at 10AM CT
German Fall Festival Building
101 S. Main St. Gifford, IL 61847**

**To register for online bidding,
visit www.MurrayWiseAssociates.com
or contact us at (217) 398-6400 or
layna.spratt@mwallc.com**



Online Registration Due by November 12th at Noon
To register for online bidding, visit www.MurrayWiseAssociates.com
or contact us at (217) 398-6400 or layna.spratt@mwallc.com

**Located in Section 36 of
Harwood Township,
Champaign County, Illinois.**

PROPERTY INFORMATION

Quality Champaign County land, just east of Gifford, IL on US Route 136.

Tract 1: 81.993± acres

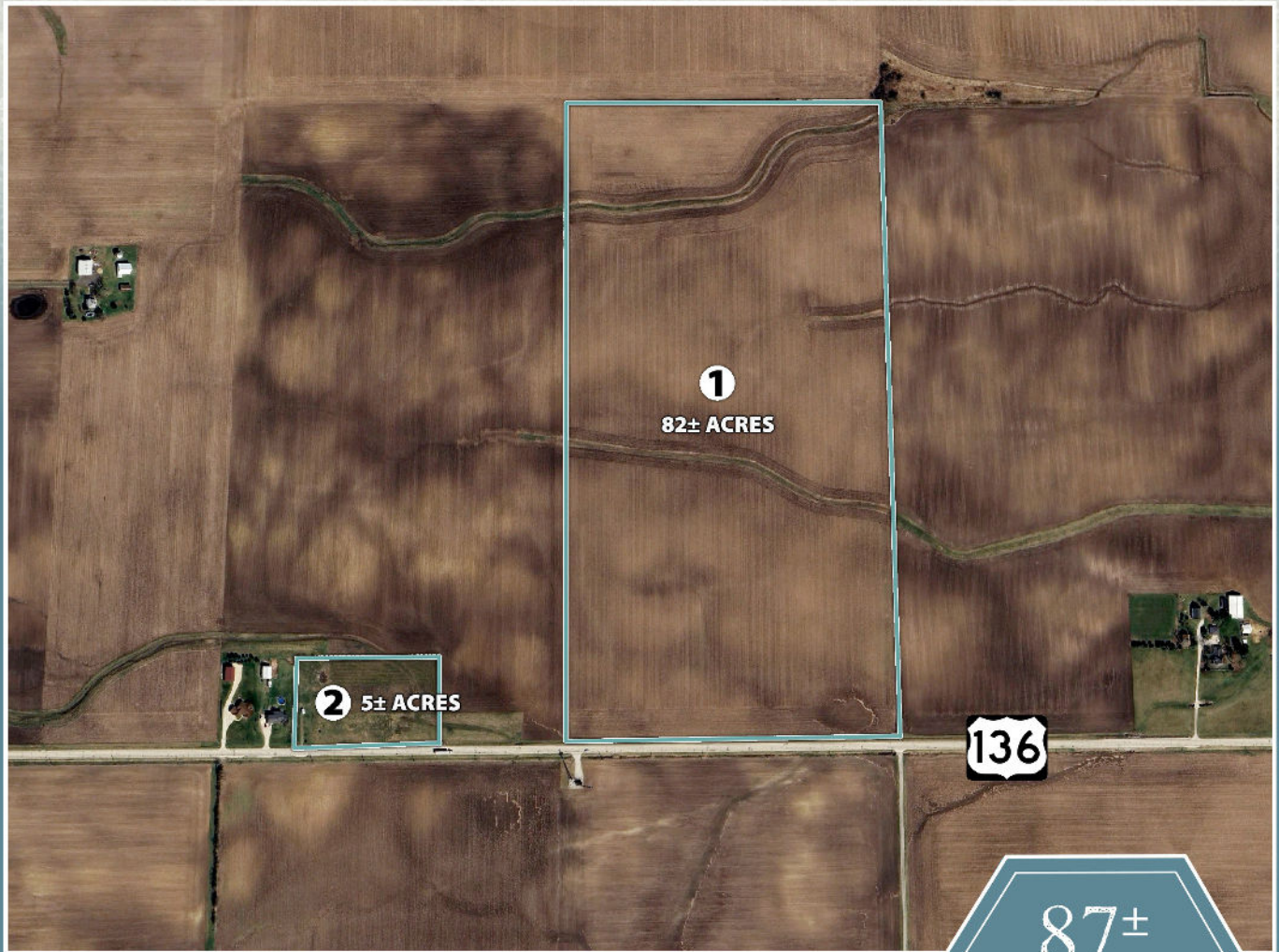
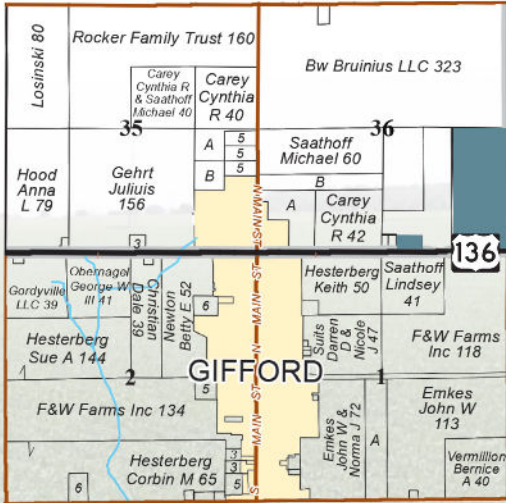
Tract 2: 5.00± acres

Tract 1: The weighted productivity Index is 120.4, primary soil types are Ashkum silty clay loam and Elliott silty clay loam. FSA cropland acres are 79.48. This tract includes a 1.57 acre CRP waterway paying \$467, expiring 9/30/2027.

Tract 2: The weighted productivity Index is 125, primarily Ashkum silty clay loam and Elliott silty clay loam. This tract also features a water well.

Located 1 mile east of Gifford, Illinois on US Route 136

4 | BROCHURE



**87±
ACRES**
 OFFERED IN
 2 TRACTS


Murray Wise
 ASSOCIATES LLC

MurrayWiseAssociates.com
 217-398-6400
Ross.perkins@mwallc.com



1605 S. State Street, Suite 110
Champaign, Illinois 61820

Auctioneer:

Robert Warmbir #441.002377, #471.021140

Sale Managers:

Eric Sarff #471.020806, #441.001632

Ross Perkins #471.021587

MurrayWiseAssociates.com

217-398-6400

Ross.perkins@mwallc.com



Online Registration Due by November 12th at Noon
To register for online bidding, visit www.MurrayWiseAssociates.com
or contact us at (217) 398-6400 or layna.spratt@mwallc.com



AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in two individual tracts in two separate rounds of bidding. In Round 1, bids will only be taken on Auction Tract 1 and in Round 2, bids will only be taken on Auction Tract 2. The tracts will not be able to be combined and bid on as a single unit. Bidding will be on a dollars per acre basis. Final purchase prices will be calculated by multiplying surveyed acreage by the high bid amounts for the respective tracts.

ONLINE REGISTRATION: All online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Tuesday, November 12, 2024. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates LLC for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement 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(s) and shall be made via a wire transfer. 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 December 13, 2024.

POSSESSION: Possession will be given at closing subject to the existing farm lease expiring February 28th, 2025.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

CRP: A portion of Tract 1 is enrolled in the Conservation Reserve Program (CRP) with an annual payment of \$467 on 1.57 acres. The current contract expires September 30, 2027. Seller shall transfer all rights and obligations of that contract to the buyer. Call for details on the contract terms.

INCOME: Seller shall retain the 2024 cash rent and CRP income and be responsible for all the farm expenses. Buyer will receive all 2025 income and expenses shall be the responsibility of the Buyer.

LEASE: The lease is open for the 2025 crop year.

REAL ESTATE TAXES & ASSESSMENTS: The 2024 calendar year taxes due and payable in 2025 shall be paid by Seller in the form of a credit at closing. The amount of the credit will be determined by using the most recent ascertainable tax figures available.

SURVEY: A survey has been completed for both tracts. Visit MurrayWiseAssociates.com to download the Information Book for the survey and additional information. No additional survey work will be completed by the Seller.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller.

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.

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.

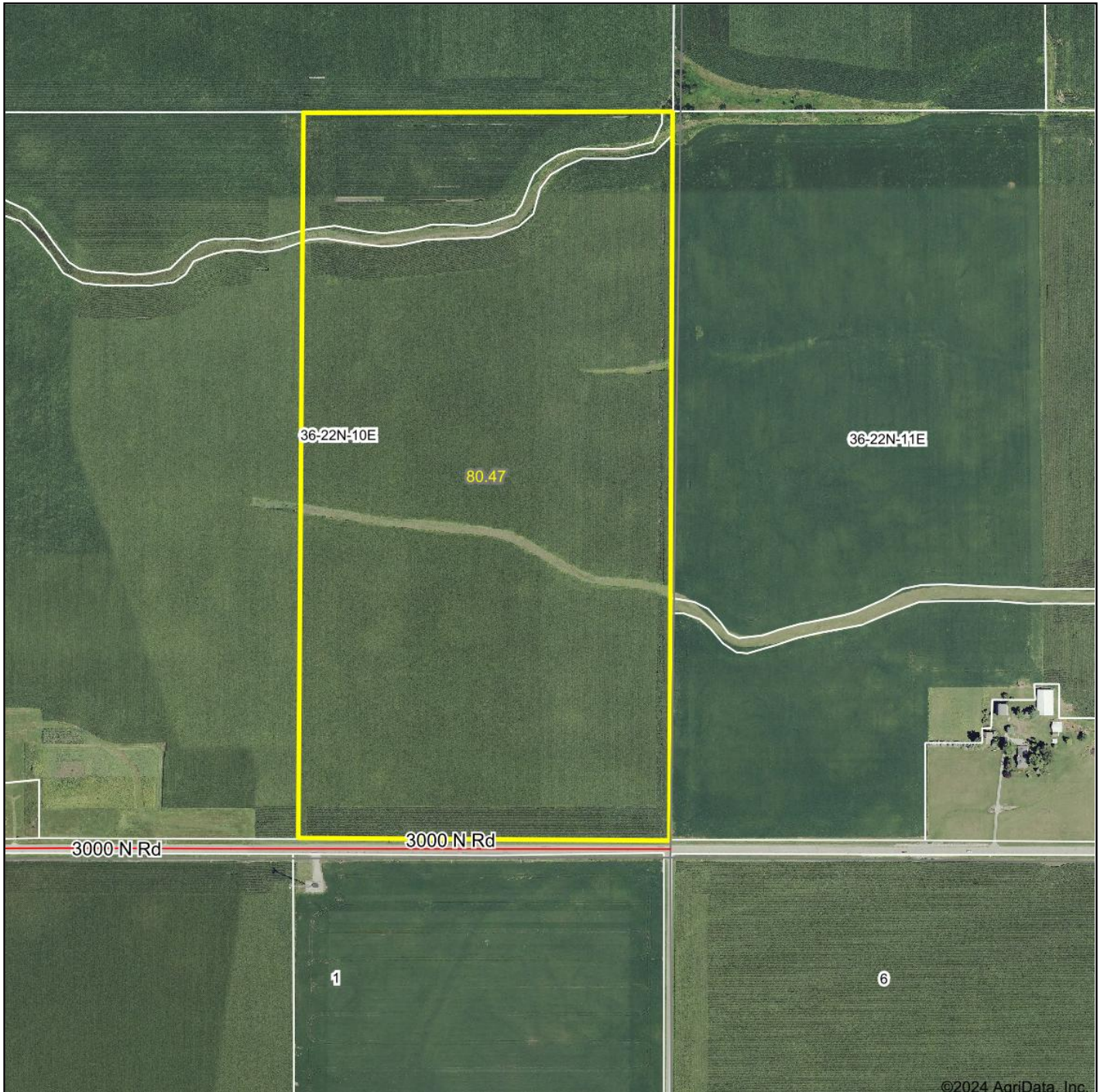
AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Anna M. Duitsman Family Protection Trust (Tract 1) and Marc Duitsman (Tract 2)

ATTORNEY: Thorpe Facer of Facer Law Office, Urbana, IL

6 | AERIAL MAP - TRACT 1

Aerial Map



©2024 AgriData, Inc.



Boundary Center: 40° 18' 59.91, -88° 0' 16.41



36-22N-10E
Champaign County
Illinois



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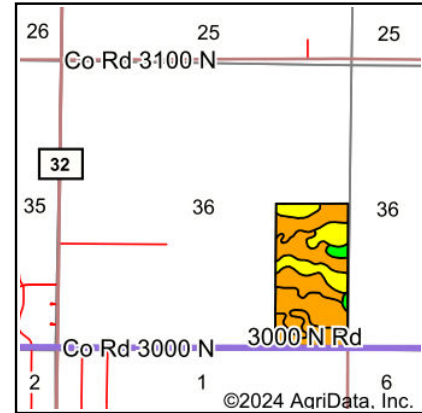
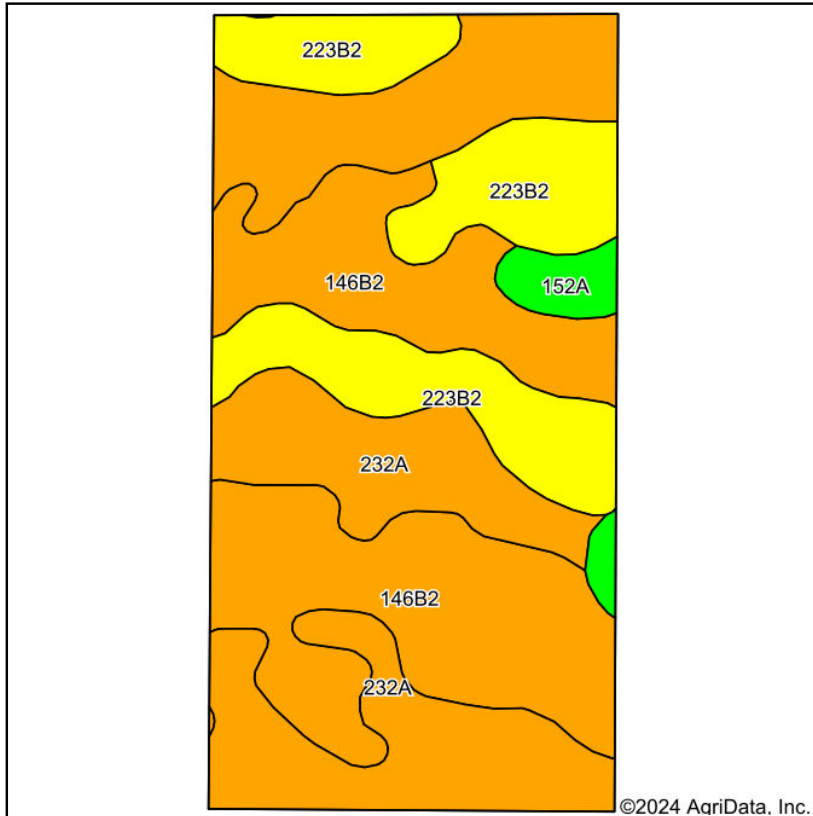
5/6/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

SOIL MAP - TRACT 1 | 7

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **36-22N-10E**
 Township: **Kerr**
 Acres: **80.47**
 Date: **5/6/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	30.93	38.4%		FAV	**170	**56	**127	65	65	61	60
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	28.97	36.0%		FAV	**158	**51	**118	55	55	51	43
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	18.14	22.5%		FAV	**150	**48	**110	68	68	61	58
**152A	Drummer silty clay loam, 0 to 2 percent slopes	2.43	3.0%		FAV	**195	**63	**144	82	81	68	74
Weighted Average						161.9	52.6	120.4	*n 62.6	*n 62.6	*n 57.6	*n 53.9

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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

All boundary lines and acreages are approximated

8 | AERIAL MAP - TRACT 2

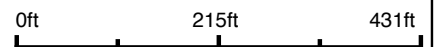
Aerial Map



©2024 AgriData, Inc.



Boundary Center: 40° 18' 48.39, -88° 0' 35.17



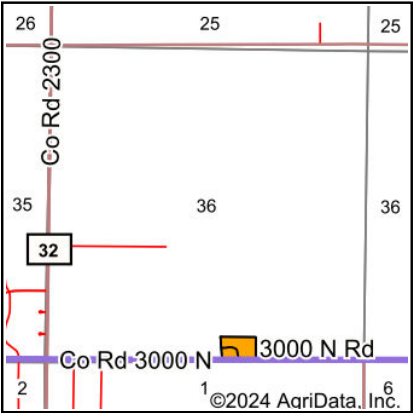
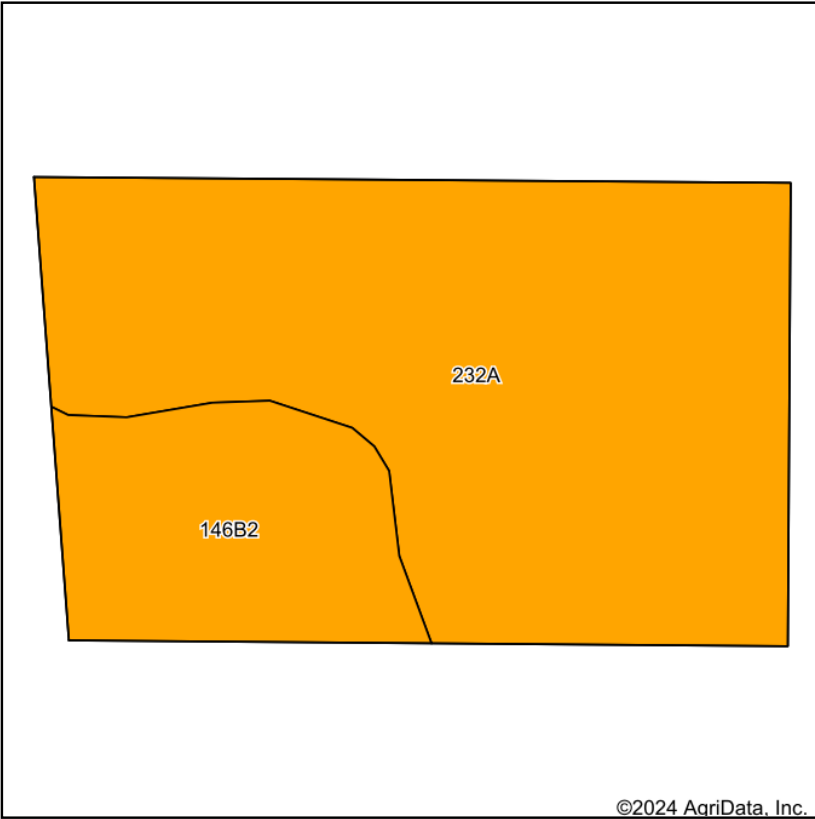
36-22N-10E
Champaign County
Illinois



8/26/2024

All boundary lines and acreages are approximated

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **36-22N-10E**
 Township: **Harwood**
 Acres: **4.94**
 Date: **8/26/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IL019, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.82	77.3%		FAV	**170	**56	**127	65	65	61	60
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	1.12	22.7%		FAV	**158	**51	**118	55	55	51	43
Weighted Average						167.3	54.9	125	*n 62.7	*n 62.7	*n 58.7	*n 56.1

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

10 | TAX INFORMATION - TRACT 1

Champaign County Treasurer
CASSANDRA JOHNSON
 County Treasurer and Collector
 2023 Real Estate Tax Bill

Please Read: **PAYMENT OPTIONS & ADDITIONAL INFORMATION AVAILABLE ON BACK**

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

11093

Owner and Location				
Parcel Number	Township	Harwood	Bill #	2023011093
11-04-36-400-008	Tax Code	1105	Use Code	0021
	Acres	52.900		
	Sec/Twp/Rng	36 22 10		
	Lot Number			
Legal Desc				

Tax Computation + Exemptions	
Library Tax	\$0.00
Fair Prop. Value	N/A Farm Asmt
Total Value	21,840
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	21,840
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt. -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
Historical Frz Expt -	0
Natural Disast Expt -	0
Net Taxable Value =	21,840
Tax Rate x	7.1900
EZ Abatement -	0.00
Current Tax=	\$1,570.30
Drainage Assmnt+	\$158.70
Total Tax Due =	\$1,729.00

TAXING DISTRICT	2023 RATE	2023 TAX	AMOUNT CHANGE	PENSION AMT
Champaign County Government	0.8189	\$178.86	15.27	17.38
Forest Preserve District	0.1047	\$22.87	1.90	1.60
Parkland College 505	0.5284	\$115.40	10.59	0.00
Gifford CCSD #188	2.3864	\$521.19	45.38	4.63
Rantoul Twp High School #193	2.2246	\$485.85	29.07	7.67
Gifford Fire Protection	0.2785	\$60.82	4.68	0.00
Harwood Township	0.2098	\$45.82	3.72	0.00
Harwood Road & Bridge	0.6125	\$133.77	10.96	0.98
Comp-Harwood-Kerr Multi-Assmt	0.0262	\$5.72	0.47	0.00
HARWOOD & KERR DD MAIN	0.0000	\$158.70	0.00	0.00
	7.19000	\$1,729.00	\$122.04	\$32.26

PIN # 11-04-36-400-008
 \$0.00

Late Payment Schedule

SEPT 04 THRU OCT 03	877.47
OCT 04 THRU OCT 24	900.44

Only cashier's checks, money orders,
 or cash will be accepted after
 9/30/2024

2ND INSTALLMENT

ON OR BEFORE
Sep 03, 2024
 PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

2



INSTALLMENT PAID ON 08/29/2024

11-04-36-400-008

PIN # 11-04-36-400-008
 \$0.00

Late Payment Schedule

Only use if paying after due date

JUN 04 THRU JUL 03	877.47
JUL 04 THRU AUG 03	890.44
AUG 04 THRU SEPT 03	903.40
SEPT 04 THRU OCT 03	916.37
OCT 04 THRU OCT 24	929.34

1ST INSTALLMENT

ON OR BEFORE
Jun 03, 2024
 PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

1



INSTALLMENT PAID ON 05/22/2024

11-04-36-400-008

TAX INFORMATION - TRACT 1 | 11

Champaign County Treasurer
CASSANDRA JOHNSON
County Treasurer and Collector
2023 Real Estate Tax Bill

Please Read: **PAYMENT OPTIONS & ADDITIONAL INFORMATION AVAILABLE ON BACK**

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

ON TRUST DATED APRIL

11094

Tax Computation + Exemptions	
Library Tax	\$0.00
Fair Prop. Value	N/A Farm Asmt
Total Value	7,090
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	7,090
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt. -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
Historical Frz Expt -	0
Natural Disast Expt -	0
Net Taxable Value =	7,090
Tax Rate x	7.1900
EZ Abatement -	0.00
Current Tax=	\$509.78
Drainage Assmnt+	\$52.90
Total Tax Due=	\$562.68

Owner and Location			
Parcel Number	Township	Harwood	Bill # 2023011094
11-04-36-400-011	Tax Code	1105	Use Code 0021 Acres 17.630
	Sec/Twp/Rng	36 22 10	
	Lot Number		
Legal Desc			

TAXING DISTRICT	2023 RATE	2023 TAX	AMOUNT CHANGE	PENSION AMT
Champaign County Government	0.8189	\$58.07	5.19	5.65
Forest Preserve District	0.1047	\$7.42	0.64	0.52
Parkland College 505	0.5284	\$37.46	3.58	0.00
Gifford CCSD #188	2.3864	\$169.20	15.37	1.50
Rantoul Twp High School #193	2.2246	\$157.72	10.05	2.49
Gifford Fire Protection	0.2785	\$19.75	1.60	0.00
Harwood Township	0.2098	\$14.87	1.26	0.00
Harwood Road & Bridge	0.6125	\$43.43	3.73	0.32
Comp-Harwood-Kerr Multi-Assmt	0.0262	\$1.86	0.16	0.00
HARWOOD & KERR DD MAIN	0.0000	\$52.90	0.00	0.00
	7.19000	\$562.68	\$41.58	\$10.48

PIN # 11-04-36-400-011

\$0.00

Late Payment Schedule

SEPT 04 THRU OCT 03	285.56
OCT 04 THRU OCT 24	299.78

Only cashier's checks, money orders,
 or cash will be accepted after
 9/30/2024

2ND INSTALLMENT

ON OR BEFORE

Sep 03, 2024

PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

2



INSTALLMENT PAID ON 08/29/2024

11-04-36-400-011

ED

PIN # 11-04-36-400-011

\$0.00

Late Payment Schedule

Only use if paying after due date

JUN 04 THRU JUL 03	285.56
JUL 04 THRU AUG 03	289.78
AUG 04 THRU SEPT 03	294.00
SEPT 04 THRU OCT 03	298.22
OCT 04 THRU OCT 24	302.44

1ST INSTALLMENT

ON OR BEFORE

Jun 03, 2024

PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

1



INSTALLMENT PAID ON 05/22/2024

11-04-36-400-011

TED

12 | TAX INFORMATION - TRACT 1

Champaign County Treasurer
CASSANDRA JOHNSON
 County Treasurer and Collector
 2023 Real Estate Tax Bill

Please Read: **PAYMENT OPTIONS & ADDITIONAL INFORMATION AVAILABLE ON BACK**

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

11098

Tax Computation + Exemptions	
Library Tax	\$0.00
Fair Prop. Value	N/A Farm Asmt
Total Value	3,160
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	3,160
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt. -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
Historical Frz Expt -	0
Natural Disast Expt -	0
Net Taxable Value =	3,160
Tax Rate x	7.1900
EZ Abatement -	0.00
Current Tax=	\$227.20
Drainage Assmnt+	\$23.08
Total Tax Due =	\$250.28

Owner and Location				
Parcel Number	Township	Harwood	Bill #	2023011098
11-04-36-400-018	Tax Code	1105	Use Code	0021
	Acres	7.690		
	Sec/Twp/Rng			
	Lot Number	R23959, remaining after		
Legal Desc	2021R29836, 2021R23959, remaining after			

TAXING DISTRICT	2023 RATE	2023 TAX	AMOUNT CHANGE	PENSION AMT
Champaign County Government	0.8189	\$25.86	2.31	2.52
Forest Preserve District	0.1047	\$3.31	0.29	0.23
Parkland College 505	0.5284	\$16.70	1.60	0.00
Gifford CCSD #188	2.3864	\$75.41	6.88	0.67
Rantoul Twp High School #193	2.2246	\$70.30	4.51	1.11
Gifford Fire Protection	0.2785	\$8.80	0.72	0.00
Harwood Township	0.2098	\$6.63	0.57	0.00
Harwood Road & Bridge	0.6125	\$19.36	1.67	0.14
Comp-Harwood-Kerr Multi-Assmt	0.0262	\$0.83	0.07	0.00
HARWOOD & KERR DD MAIN	0.0000	\$23.08	0.00	0.00
	7.19000	\$250.28	\$18.62	\$4.67

PIN # 11-04-36-400-018

\$0.00

Late Payment Schedule

SEPT 04 THRU OCT 03	127.02
OCT 04 THRU OCT 24	138.89

Only cashier's checks, money orders,
 or cash will be accepted after
 9/30/2024

2ND INSTALLMENT

ON OR BEFORE
Sep 03, 2024
 PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

2



INSTALLMENT PAID ON 08/29/2024

11-04-36-400-018

PIN # 11-04-36-400-018

\$0.00

Late Payment Schedule

Only use if paying after due date

JUN 04 THRU JUL 03	127.02
JUL 04 THRU AUG 03	128.89
AUG 04 THRU SEPT 03	130.77
SEPT 04 THRU OCT 03	132.65
OCT 04 THRU OCT 24	134.53

1ST INSTALLMENT

ON OR BEFORE
Jun 03, 2024
 PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

1



INSTALLMENT PAID ON 05/22/2024

11-04-36-400-018

TAX INFORMATION - TRACT 2 | 13

Champaign County Treasurer
CASSANDRA JOHNSON
 County Treasurer and Collector
 2023 Real Estate Tax Bill

Please Read: **PAYMENT OPTIONS & ADDITIONAL INFORMATION AVAILABLE ON BACK**

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

11096

Owner and Location				
Parcel Number	Township	Harwood	Bill #	2023011096
11-04-36-400-016	Tax Code	1105	Use Code	0011
	Sec/Twp/Rng		Acres	5.000
	Lot Number	R21878, remaining after		
Legal Desc	2021R21878, remaining after			

Tax Computation + Exemptions	
Library Tax	\$0.00
Fair Prop. Value	N/A Farm Asmt
Total Value	8,200
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	8,200
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt. -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
Historical Frz Expt -	0
Natural Disast Expt -	0
Net Taxable Value =	8,200
Tax Rate x	7.1900
EZ Abatement -	0.00
Current Tax=	\$589.58
Drainage Assmnt+	\$9.12
Total Tax Due =	\$598.70

TAXING DISTRICT	2023 RATE	2023 TAX	AMOUNT CHANGE	PENSION AMT
Champaign County Government	0.8189	\$67.14	3.47	6.52
Forest Preserve District	0.1047	\$8.59	0.43	0.60
Parkland College 505	0.5284	\$43.33	2.54	0.00
Gifford CCSD #188	2.3864	\$195.68	10.51	1.74
Rantoul Twp High School #193	2.2246	\$182.42	4.65	2.88
Gifford Fire Protection	0.2785	\$22.84	0.99	0.00
Harwood Township	0.2098	\$17.20	0.82	0.00
Harwood Road & Bridge	0.6125	\$50.23	2.44	0.37
Comp-Harwood-Kerr Multi-Assmt	0.0262	\$2.15	0.11	0.00
HARWOOD & KERR DD MAIN	0.0000	\$9.12	0.00	0.00
	7.19000	\$598.70	\$25.96	\$12.11

PIN # 11-04-36-400-016

\$0.00

Late Payment Schedule

SEPT 04 THRU OCT 03 303.84

OCT 04 THRU OCT 24 318.33

Only cashier's checks, money orders,
 or cash will be accepted after
 9/30/2024

2ND INSTALLMENT

ON OR BEFORE
Sep 03, 2024
 PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

2



INSTALLMENT PAID ON 06/14/2024

11-04-36-400-016

PIN # 11-04-36-400-016

\$0.00

Late Payment Schedule

Only use if paying after due date

JUN 04 THRU JUL 03 303.84

JUL 04 THRU AUG 03 308.33

AUG 04 THRU SEPT 03 312.82

SEPT 04 THRU OCT 03 317.31

OCT 04 THRU OCT 24 321.80

1ST INSTALLMENT

ON OR BEFORE
Jun 03, 2024
 PAY
0.00

RETURN THIS
 COUPON WITH YOUR
 PAYMENT

1



INSTALLMENT PAID ON 06/14/2024

11-04-36-400-016

14 | FSA 156 - TRACT 1

ILLINOIS
 CHAMPAIGN
 Form: FSA-156EZ



FARM : 14434
 Prepared : 6/11/24 2:18 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : 11670C
Recon ID : 17-019-2022-166
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.48	79.48	79.48	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	77.91	0.00		1.57	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	57.78	0.00	150	0
Soybeans	20.08	0.00	45	0
TOTAL	77.86	0.00		

NOTES

--

Tract Number : 16285

Description : Sec 36 T22N-R10E
FSA Physical Location : ILLINOIS/CHAMPAIGN
ANSI Physical Location : ILLINOIS/CHAMPAIGN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-019-2022-165

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.48	79.48	79.48	0.00	0.00	0.00	0.00	0.0

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 14434
Prepared : 6/11/24 2:18 PM CST
Crop Year : 2024

Tract 16285 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.91	0.00	1.57	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	57.78	0.00	150
Soybeans	20.08	0.00	45
TOTAL	77.86	0.00	

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.

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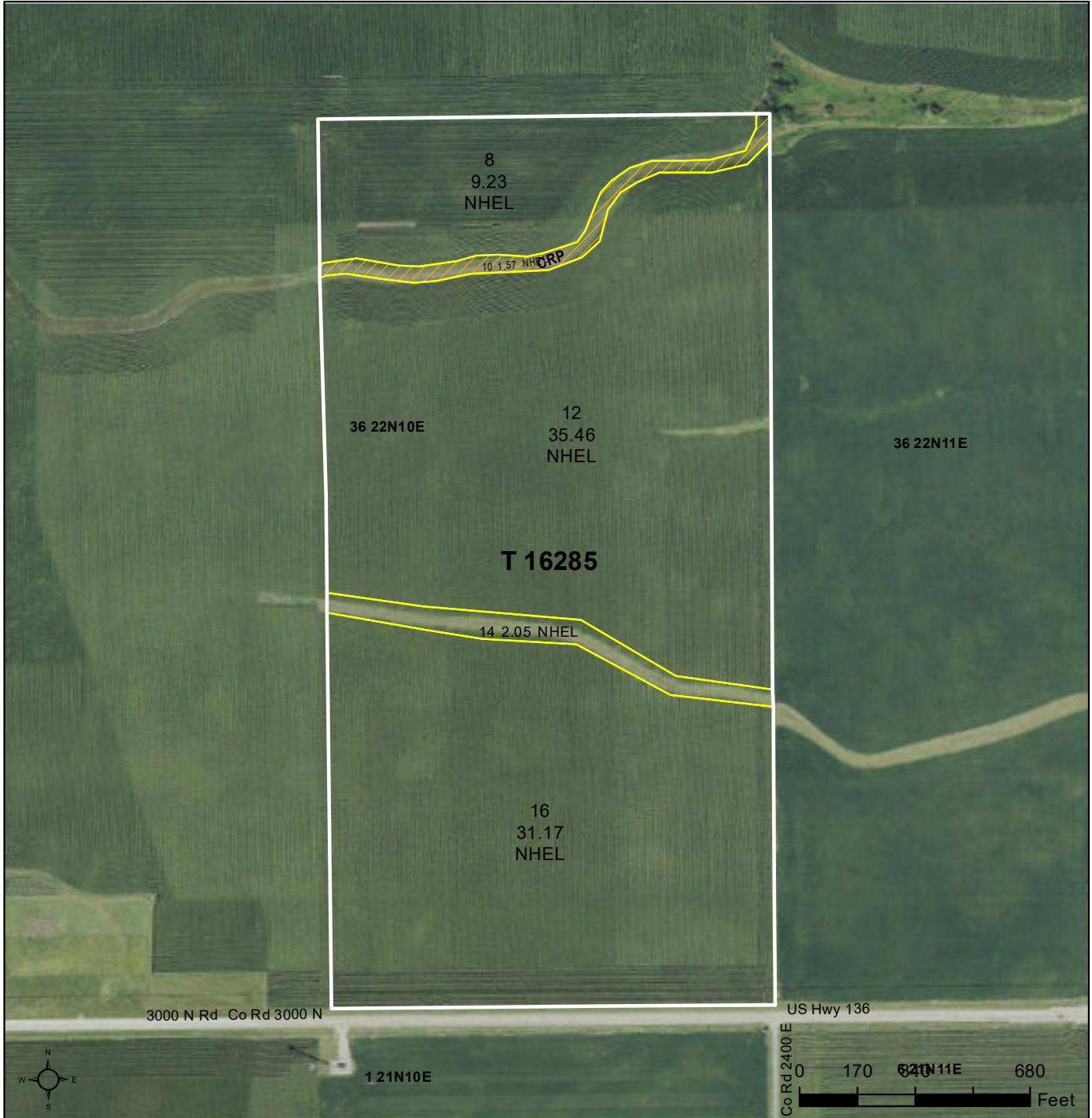
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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. USDA is an equal opportunity provider, employer, and lender.

16 | FSA 156 - TRACT 1



Champaign County, Illinois

Unless Noted: All crops are Non-Irrigated
 All crops intended use is Grain
 All Corn - YEL
 All Soybeans - COM



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created April 18, 2024

Farm 14434
Tract 16285

Tract Cropland Total: 79.48 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).

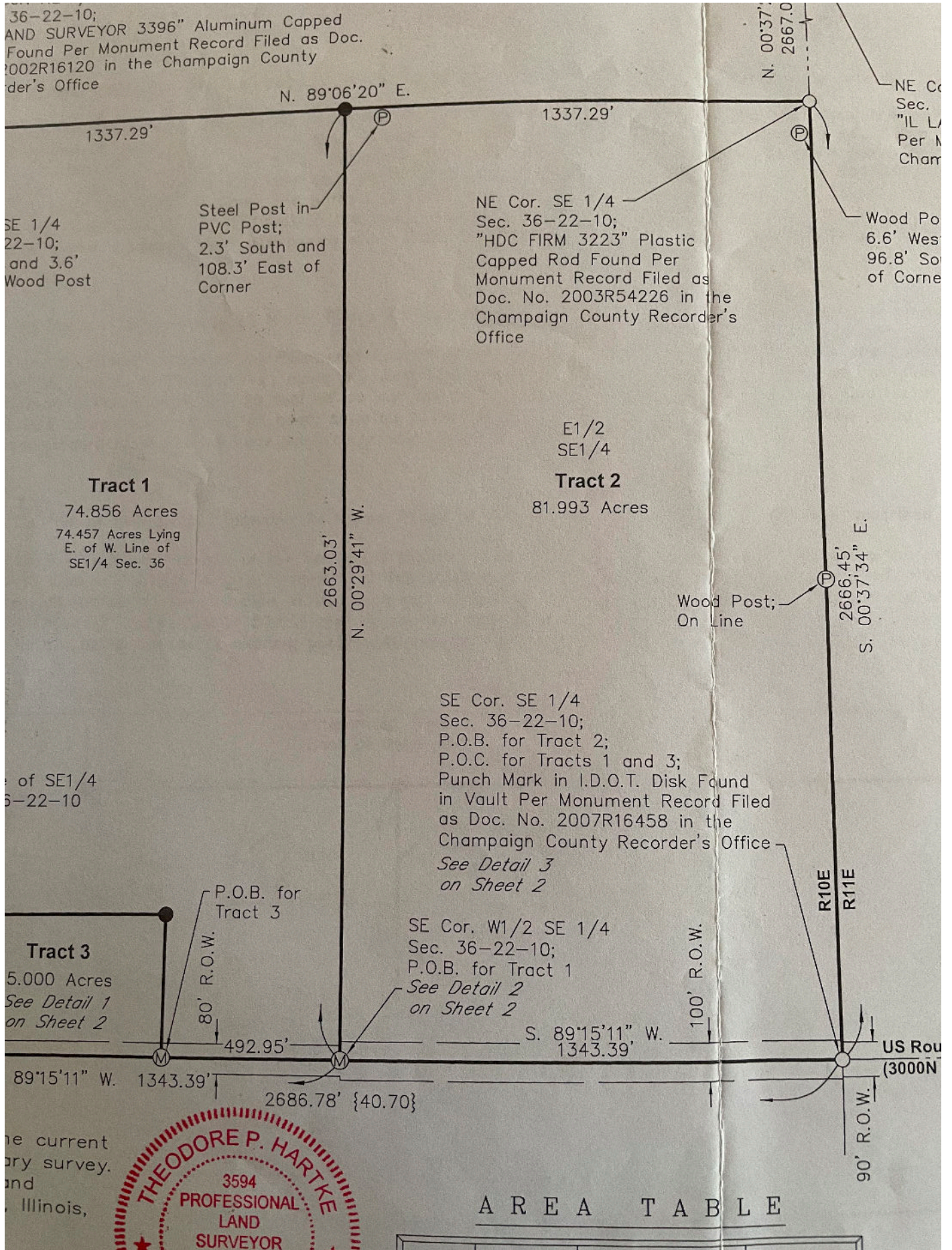
CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation			1. ST. & CO. CODE & ADMIN. LOCATION 17 019		2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT					3. CONTRACT NUMBER 11670C		4. ACRES FOR ENROLLMENT 1.57	
					5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CHAMPAIGN COUNTY FARM SERVICE AGENCY		6. TRACT NUMBER 16285	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (217) 352-3536 x2		8. SIGNUP TYPE: Continuous						
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.								
9A. Rental Rate Per Acre \$ 297.60			10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 467.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
9C. First Year Payment \$		16285	10	CP8A	1.57	\$ 1,884.00		
(Item 9C is applicable only when the first year payment is prorated.)								
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 0.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 0.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE						B. DATE (MM-DD-YYYY)	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								

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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.

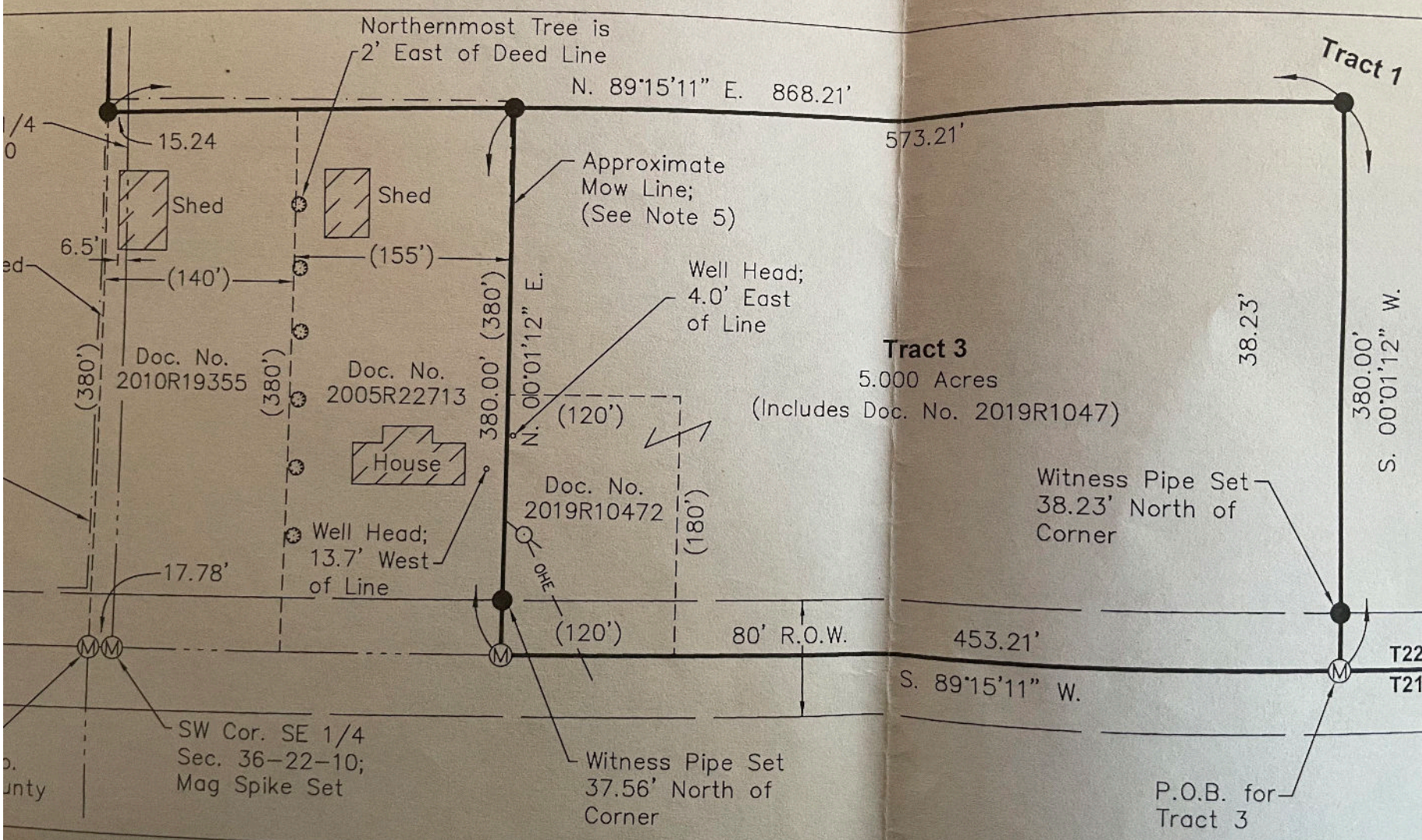
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

18 | SURVEY - TRACT 1



SURVEY - TRACT 2 | 19

2005R22713, a distance of 573.21 feet to an iron pipe; thence S. 00°01'12" W., a distance of 380.00 feet to the point of beginning of the roadway (0.499 acres lying within the roadway).



Detail 1 (Not to scale)

20 | PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

24-31185

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment**Condition 5.e.:**

Issuing Agent: Allied Capital Title
Issuing Office's ALTA Registry ID: 1070779
Loan ID Number:
Issuing Office File Number: 24-31185 - Preliminary
Property Address: , IL
Revision Number: 0

SCHEDULE A

1. Commitment Date: **October 31, 2024**
2. Policy to be Issued:
 - (a) ALTA® 2021 Owner's Policy
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
Proposed Policy Amount: **\$10,000.00**
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in **Joanne Duitsman, Trustee of the Anna M. Duitsman Family Protection Trust Dated April 12, 2016 - Parcel 1**
Marc D. Duitsman - Parcel 2
and, as disclosed in the Public Records, has been since September 14, 2021 and July 3, 2019
5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"

Allied Capital Title

By: _____



Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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File No.: **24-31185**

EXHIBIT A

The Land is described as follows:

Parcel 1:

The East Half of the Southeast Quarter of Section 36, Township 22 North, Range 10 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Beginning at a disk in vault situated at the Southeast corner of the Southeast Quarter of Section 36; thence South 89 degrees, 15 minutes, 11 seconds West along the South line thereof a distance of 1343.39 feet to a mag spike at the Southwest corner of the East Half of said Southeast Quarter of Section 36; thence North 00 degrees, 29 minutes, 41 seconds West along the West line thereof a distance of 2663.03 feet to an iron pipe at the Northwest corner of said East Half of the Southeast Quarter of Section 36; thence North 89 degrees, 06 minutes, 20 seconds East along the North line thereof a distance of 1337.29 feet to an iron rod at the Northeast corner of said Southeast Quarter of Section 36; thence South 00 degrees, 37 minutes, 34 seconds East along the East line thereof a distance of 2666.45 feet to the point of beginning, as referenced as Tract 3 on Plat of Survey recorded October 6, 2021 as Document Number 2021R23959. Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any. Situated in Champaign County, Illinois.

Parcel 2:

Part of the West Half of the Southeast Quarter of Section 36, Township 22 North, Range 10 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at a disk in vault situated at the Southeast corner of the Southeast Quarter of Section 36; thence South 89 degrees, 15 minutes, 11 seconds West along the South line thereof a distance of 1836.34 feet to a mag spike at the point of beginning; thence continuing South 89 degrees, 15 minutes, 11 seconds West along said South line a distance of 573.21 feet to a mag spike at the Southeast corner of a tract described in Document Number 2005R22713 in the Champaign County Recorder's Office; thence North 00 degrees, 01 minutes, 12 seconds East along the East line thereof a distance of 380.00 feet to an iron pipe at the Northeast corner of said tract; thence North 89 degrees, 15 minutes, 11 seconds East parallel with said South line of the Southeast Quarter and along the Easterly extension of tracts described in Document Number 2010R19355 and Document Number 2005R22713 a distance of 573.21 feet to an iron pipe; thence South 00 degrees, 01 minutes, 12 seconds West a distance of 380.00 feet to the point of beginning, as referenced as Tract 4 on Plat of Survey recorded October 6, 2021 as Document Number 2021R23959, situated in Champaign County, Illinois.

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22 | PRELIMINARY TITLE COMMITMENT

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. **Deed from Joanne Duitsman, Trustee of the Anna M. Duitsman Family Protection Trust Dated April 12, 2016 and Marc D. Duitsman to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below to be recorded in the Champaign County Recorder's Office, State of Illinois.**
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) becomes effective 1-1-2010. This act places limitations upon our ability to accept certain types of deposits into escrow. Please consult with your closer regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois Notary Public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or the value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. **Release of Mortgage dated July 2, 2019 and recorded July 3, 2019 as Document Number 2019R10473.**
10. **ACT should be provided a statement from the Borrower(s) relative to any mortgage shown on Schedule B disclosing whether the Borrower(s) have entered into any forbearance or loan modification agreement with the Lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.**

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11. ACT should be furnished with either:

- (a) A certification of trust executed by the trustee in accordance with 760 ILCS 3/1013, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or**
- (b) In the alternative, the trustee, in his or her sole discretion, may deliver to the company a full copy of the trust agreement together with all amendments thereto. The company reserves the right to add additional items or make further requirements after review of the requested documentation.**

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24 | PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

24-31185

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the Public Records.
3. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
7. **P.I.N. 11-04-36-400-018 - Parcel 1**
Tax year: 2023:
First Installment of \$125.14 have been paid.
Second Installment of \$125.14 have been paid.

P.I.N. 11-04-36-400-011 - Parcel 1
Tax year: 2023:
First Installment of \$281.34 have been paid.
Second Installment of \$281.34 have been paid.

P.I.N. 11-04-36-400-008 - Parcel 1
Tax year: 2023:
First Installment of \$864.50 have been paid.
Second Installment of \$864.50 have been paid.

P.I.N. 11-04-36-400-016 - Parcel 2
Tax year: 2023:

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**First Installment of \$299.35 have been paid.
Second Installment of \$299.35 have been paid.**

8. **Taxes for the year 2024 are not yet due and payable.**
9. **Mortgage dated July 2, 2019 and recorded July 3, 2019 as Document Number 2019R10473, executed by Marc Dion Duitsman, and given to The Gifford State Bank, to secure an indebtedness in the principal amount of \$12,000.00, and such other sums as provided therein. (Affects Parcel 2)**
10. **ACT should be provided a statement from the Borrower(s) relative to the above mortgage disclosing whether the Borrower(s) have entered into any forbearance or loan modification agreement with the Lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.**
11. **Assignment of Rents dated July 2, 2019 and recorded July 3, 2019 as Document Number 2019R10474, executed by Marc Dion Duitsman, and given to The Gifford State Bank. (Affects Parcel 2)**
12. **Terms, provisions and conditions of a Dedication of Right of Way for Public Road Purposes granted to the People of the State of Illinois recorded August 11, 1932 as Document Number 257455, Book 226, Page 486. (Affects Parcel 1)**
13. **Terms, provisions and conditions of a Dedication of Right of Way for Public Road Purposes granted to the People of the County of Champaign recorded June 14, 1930 as Document Number 241611, Book 197, Page 466. (Affects Parcel 1)**
14. **Terms, provisions and conditions of an easement granted to Northern Illinois Gas Company, an Illinois corporation, its successors and assigns, recorded September 21, 1966 as Document Number 752604, Book 833, Page 326. (Affects Parcel 1 and Parcel 2)**
15. **Terms, provisions and conditions of an easement granted to Illini Electric Cooperative, an Illinois corporation, its successors and assigns, recorded July 23, 1979 as Document Number 79R14159, Book 1201, Page 838. (Affects Parcel 1)**
16. **Terms, provisions and conditions of an easement granted to Illini Electric Cooperative, an Illinois corporation, its successors and assigns, recorded July 23, 1979 as Document Number 79R14160, Book 1201, Page 839. (Affects Parcel 1)**
17. **Terms, provisions and conditions of an easement granted to Illini Electric Cooperative, an Illinois corporation, its successors and assigns, recorded July 20, 1979 as Document Number 79R14021, Book 1201, Page 675. (Affects Parcel 1)**
18. **Terms, provisions and conditions of an easement granted to Illini Electric Cooperative, an Illinois corporation, its successors and assigns, recorded July 20, 1979 as Document Number 79R14024, Book 1201, Page 678. (Affects Parcel 1 and Parcel 2)**
19. **Terms, provisions and conditions of an easement granted to Illini Electric Cooperative, an Illinois corporation, its successors and assigns, recorded December 14, 1979 as Document Number 79R24662, Book 1218, Page 722. (Affects Parcel 1)**

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26 | PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

24-31185

20. Oil and Gas Lease made by Catherine Herbert to Black and Black Oil Company dated October 15, 1963 and recorded October 29, 1963 as Document Number 703908, Book 742, Page 27. demising the oil and gas for a term of one year, with a "production clause", and all rights thereunder of, and all acts done or suffered thereunder by said Lessee or by any party claiming by, through or under said Lessee. Assignment of Oil and Gas Lease recorded November 21, 1963 as Document Number 704918, Book 743, Page 703 to Roscoe Rusk. (Affects Parcel 1)
21. Rights of the public, the State of Illinois, the county, the township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.
22. Rights of way for drainage ditches, legal drain, feeders, laterals, and underground pipes, if any.
23. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the leases.
24. All rights and easements in favor of the holder of any interest in the mineral estate or of any party claiming by, through, or under said holder, if any. This commitment/policy does not purport to insure the minerals underlying the land. Note: No examination has been made of the title to minerals underlying the land. (Affects Parcel 1)
25. Terms, powers, provisions and limitations of the trust under which title to said land is held.
26. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
27. Note for Information - Wire Instructions for ACT as follows:

Bank:	Busey Bank, Urbana, Illinois
ABA Routing No:	071102568
Account Number	400478111
File Number:	24-31185

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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