

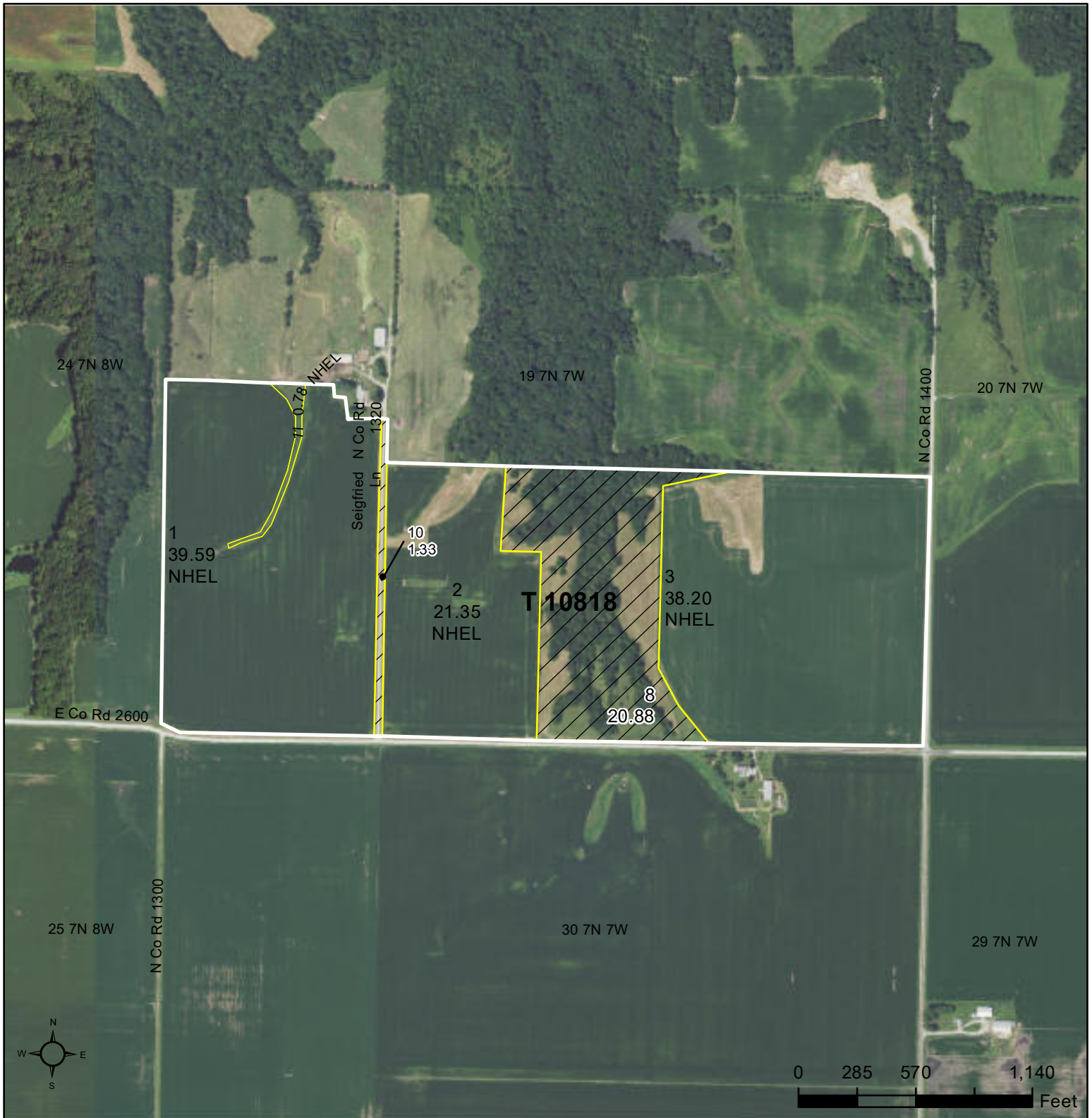
FSA INFO PACKET



Information contained in this booklet may include parts of the property not being sold



RANCHANDFARMAUCTIONS.COM



Common Land Unit

	Non-Cropland		Roads
	Cropland		Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 99.92 acres

2023 Program Year
Map Created November 22, 2022

Farm 9987
Tract 10818

IL067_T10818

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).



Abbreviated 156 Farm Record

Operator Name : JOSEPH W WILKENS
 CRP Contract Number(s) : None
 Recon ID : 17-067-2015-91
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
238.99	216.78	216.78	0.00	0.00	0.00	0.00	0.00	Active	3
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	216.78	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	104.48	0.00	168	
Soybeans	104.48	0.00	53	0
TOTAL	208.96	0.00		

NOTES

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Tract Number : 5314

Description : J3-2 NE NW SEC 29 T7N-R7W PONTOOSUC TWP
 FSA Physical Location : ILLINOIS/HANCOCK
 ANSI Physical Location : ILLINOIS/HANCOCK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : PBS LEGACY FARM LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
21.00	21.00	21.00	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	21.00	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	10.12	0.00	168

Abbreviated 156 Farm Record

Tract 5314 Continued ...

Soybeans	10.12	0.00	53
TOTAL	20.24	0.00	

NOTES

Tract Number : 5317

Description : J3-2 E NE SEC 29 T7N-R7W PONTOOSUC TWP
FSA Physical Location : ILLINOIS/HANCOCK
ANSI Physical Location : ILLINOIS/HANCOCK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PBS LEGACY FARM LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
95.86	95.86	95.86	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	95.86	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	46.20	0.00	168
Soybeans	46.20	0.00	53
TOTAL	92.40	0.00	

NOTES

Tract Number : 10818

Description : SEC 19 PONTOOSUC T7N-R7W
FSA Physical Location : ILLINOIS/HANCOCK
ANSI Physical Location : ILLINOIS/HANCOCK
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PBS LEGACY FARM LLC
Other Producers : RICHARD CARSON YAGER
Recon ID : 17-067-2015-90

Abbreviated 156 Farm Record

Tract Land Data

Tract 10818 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
122.13	99.92	99.92	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	99.92	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	48.16	0.00	168
Soybeans	48.16	0.00	53
TOTAL	96.32	0.00	

NOTES

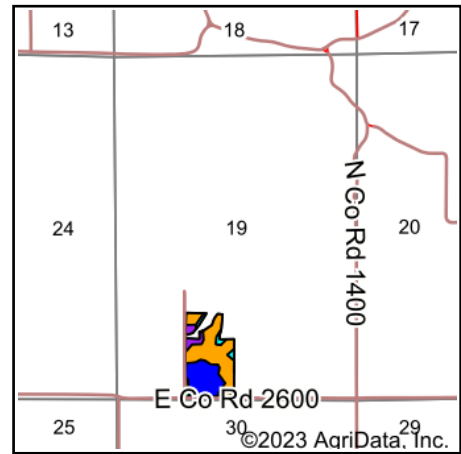
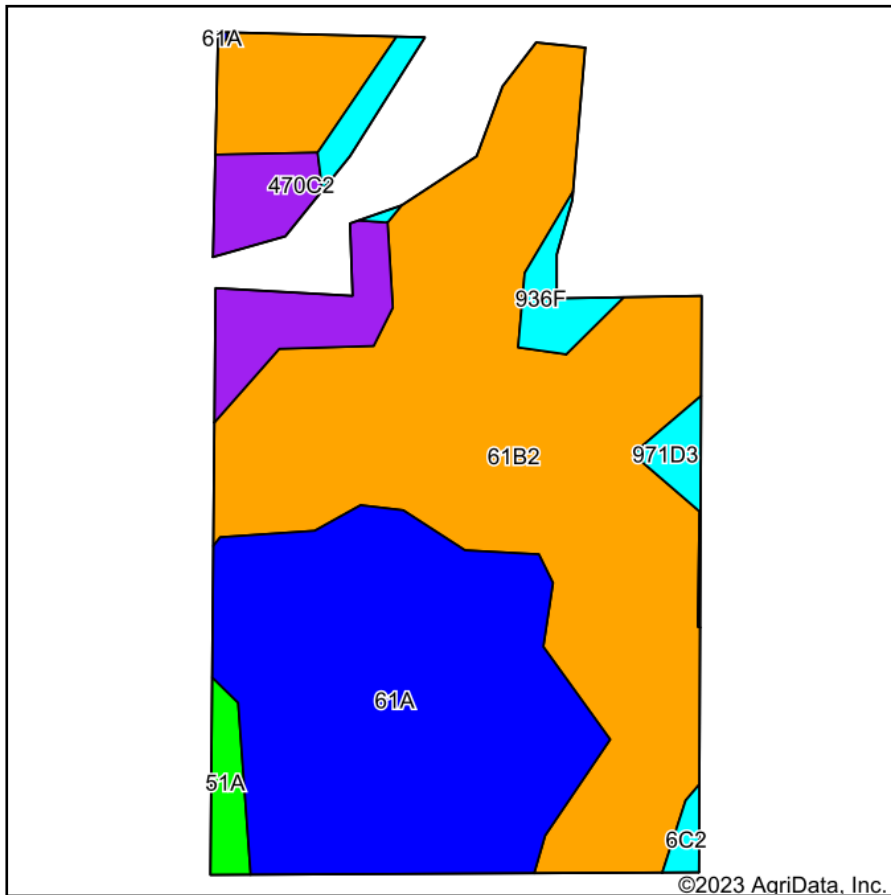
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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Illinois**
 County: **Hancock**
 Location: **19-7N-7W**
 Township: **Pontoosuc**
 Acres: **19.03**
 Date: **2/5/2023**



WHITETAIL PROPERTIES REAL ESTATE
 HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



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Area Symbol: IL067, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Sorghum ^c Bu/A	Crop productivity index for optimum management
**61B2	Atterberry silt loam, 2 to 5 percent slopes, eroded	10.21	53.7%		Somewhat poorly drained	FAV	**173	**53	**67	0	**125
61A	Atterberry silt loam, 0 to 2 percent slopes	6.28	33.0%		Somewhat poorly drained	FAV	182	56	71	0	132
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	1.28	6.7%		Somewhat poorly drained	UNF	**137	**46	**55	0	**103
**936F	Fayette-Hickory silt loams, 18 to 35 percent slopes	0.59	3.1%		Well drained	FAV	**105	**34	**42	0	**78
51A	Muscataine silt loam, 0 to 2 percent slopes	0.33	1.7%		Somewhat poorly drained	FAV	200	64	75	138	147
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.23	1.2%		Somewhat poorly drained	UNF	**87	**29	**34	0	**65
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	0.11	0.6%		Somewhat poorly drained	UNF	**119	**38	**46	0	**87
Weighted Average							170.6	52.7	66.4	2.4	123.8

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

^a UNF = unfavorable; FAV = favorable

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

FSA - 578 (09-13-16)

DATE: 02/07/2023
PAGE: 1

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

Farm Number: 9987

Operator Name and Address
JOSEPH W WILKENS
6 BEECH LN
NAUVOO, IL 62354-2021

Original: ALH
Revision: PDS
Cropland: 216.78
Farmland: 238.99

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org. Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
5314	1	SOYBN	COM	GR	GR	N	C	N	I	A	21.00	Yes	Yes		N	04/26/2022	01			
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC Share 50.00 FSA Physical Location Hancock, Illinois 50.00 Hancock, Illinois																				
Tract 5314 Summary																				
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	SOYBN	COM	GR	N	A						21.00									
Photo Number/Legal Description: J3-2 NE NW SEC 29 T7N-R7W PONTOOSUC TWP Reported on Cropland: 21.00 Difference: 0.00																				

5317	3	CORN	YEL	GR	GR	N	C	N	I	A	95.86	Yes	Yes		N	05/09/2022	01			
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC Share 50.00 FSA Physical Location Hancock, Illinois 50.00 Hancock, Illinois																				
Tract 5317 Summary																				
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	CORN	YEL	GR	N	A						95.86									
Photo Number/Legal Description: J3-2 E NE SEC 29 T7N-R7W PONTOOSUC TWP Reported on Cropland: 95.86 Difference: 0.00																				

10818	1	SOYBN	COM	GR	GR	N	C	N	I	A	39.59	Yes	Yes		N	04/26/2022	01			
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC Share 50.00 FSA Physical Location Hancock, Illinois 50.00 Hancock, Illinois																				
Tract 10818 Summary																				
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	SOYBN	COM	GR	N	A						39.59									
Photo Number/Legal Description: J3-2 E NE SEC 29 T7N-R7W PONTOOSUC TWP Reported on Cropland: 39.59 Difference: 0.00																				

2A		SOYBN	COM	GR	GR	N	C	N	I	A	15.59	Yes	Yes		N	04/27/2022	01			
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC Share 50.00 FSA Physical Location Hancock, Illinois 50.00 Hancock, Illinois																				
Tract 2A Summary																				
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	SOYBN	COM	GR	N	A						15.59									
Photo Number/Legal Description: J3-2 E NE SEC 29 T7N-R7W PONTOOSUC TWP Reported on Cropland: 15.59 Difference: 0.00																				

2B		MIXFG	IGS	LS	LS	N	C	N	I	A	0.31	Yes	Yes		N	04/01/2000	01		CC	
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC Share 50.00 FSA Physical Location Hancock, Illinois 50.00 Hancock, Illinois																				
Tract 2B Summary																				
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	MIXFG	IGS	LS	N	A						0.31									
Photo Number/Legal Description: J3-2 E NE SEC 29 T7N-R7W PONTOOSUC TWP Reported on Cropland: 0.31 Difference: 0.00																				

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Land Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
10818	2C	MIXFG	IGS	FG		N	C	N	I	A	5.45		Yes		N	06/17/2022	01	CC	
Producer CASEY YAGER																			
Share 100.00 FSA Physical Location Hancock, Illinois																			
3A		MIXFG	IGS	LS		N	C	N	I	A	3.50		Yes		N	04/01/2000	01	CC	
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC																			
Share 50.00 FSA Physical Location Hancock, Illinois																			
50.00 Hancock, Illinois																			
3B		CORN	YEL	GR		N	C	N	I	A	34.70		Yes		N	05/09/2022	01		
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC																			
Share 50.00 FSA Physical Location Hancock, Illinois																			
50.00 Hancock, Illinois																			
8X		GRASS	NAG	GZ		N	C	N	I V	A	11.00		No		N		01	CC	
Producer CASEY YAGER																			
Share 100.00 FSA Physical Location Hancock, Illinois																			
8Y		MIXFG	IGS	GZ		N	C	N	I	A	9.80		No		N	03/14/2014	01	CC	
Producer CASEY YAGER																			
Share 100.00 FSA Physical Location Hancock, Illinois																			
11		MIXFG	IGS	LS		N	C	N	I	A	0.78		Yes		N	04/01/2000	01	CC	
Producer JOSEPH W WILKENS PBS LEGACY FARM LLC																			
Share 50.00 FSA Physical Location Hancock, Illinois																			
50.00 Hancock, Illinois																			
Tract 10818 Summary																			
PP Cr/Co	Var/Type	Int/Use	Irr/Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int/Use	Irr/Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int/Use	Irr/Pr	Rpt Unit	Rpt Qty	Rpt Qty	
01 MIXFG	IGS	FG	N	A	5.45	01 SOYBN	COM	GR	N	A	55.18	01 MIXFG	IGS	LS	N	A	4.59		
01 CORN	YEL	GR	N	A	34.70	01 GRASS	NAG	GZ	N	A	11.00	01 MIXFG	IGS	GZ	N	A	9.80		
Photo Number/Legal Description: SEC 19 PONTOOSUC T7N-R7W																			
Reported on Cropland: 99.92										Reported on Non-Cropland: 20.80									
Difference: 0.00																			

REPORT OF COMMODITIES

FSA - 578 (09-13-16)

DATE: 02/07/2023
PAGE: 3

FARM SUMMARY

Farm Number: 9987

Operator Name and Address
JOSEPH W WILKENS
6 BEECH LN
NAUVOO, IL 62354-2021

Original: ALH
Revision: PDS
Cropland: 216.78
Farmland: 238.99

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 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the 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) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Planting Period	Crop/Commodity	Variety/Type	Int Use	Irr Prac	Reporting Unit	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Det Exp	Rpt Exp	Det Exp	Rpt Exp	Irrigation Practice	Intended Use	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Det Pvt	Rpt Pvt	Det Vol	Rpt Vol	Det NA	Rpt NA		
																																	Det Failed	Rpt Failed
	PBS LEGACY FARM LLC				COM	50.00	CORN	YEL	50.00	MIXFG	IGS	11.57																						
	JOSEPH W WILKENS				COM	50.00	CORN	YEL	50.00	MIXFG	IGS	11.57																						
	CASEY YAGER				NAG	100.00	MIXFG	IGS	76.86																									

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Det Exp	Rpt Exp	Det Exp	Rpt Exp	Irrigation Practice	Intended Use	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Det Pvt	Rpt Pvt	Det Vol	Rpt Vol	Det NA	Rpt NA				
																																Det Failed	Rpt Failed	Det Exp	Rpt Exp
01	MIXFG	IGS	LS	N	A	4.59		01	MIXFG	IGS	GZ	N	9.80																						
01	SOYBN	COM	GR	N	A	76.18		01	CORN	YEL	GR	N	130.56																						
01	MIXFG	IGS	FG	N	A	5.45																													

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By) _____ Title/Relationship of Individual Signing in the Representative Capacity _____ Date _____

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BOUNDARY SURVEY

THREE TRACTS OF LAND BEING PARTS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

LEGEND	
N/F	NOW OR FORMERLY
—X—	EXISTING FENCE LINE
⊕	FOUND IRON ROD
⊙	SET MAG SPIKE
●	SET (1/2"X24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"

SURVEYOR'S CERTIFICATION:

TO: PBS LEGACY FARM, LLC.

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094.

PROJECT NO: 2023-017



CHRISTOPHER T. FIROF, IL. PROFESSIONAL LAND SURVEYOR NO. 035-003838

DATED: FEBRUARY 02, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

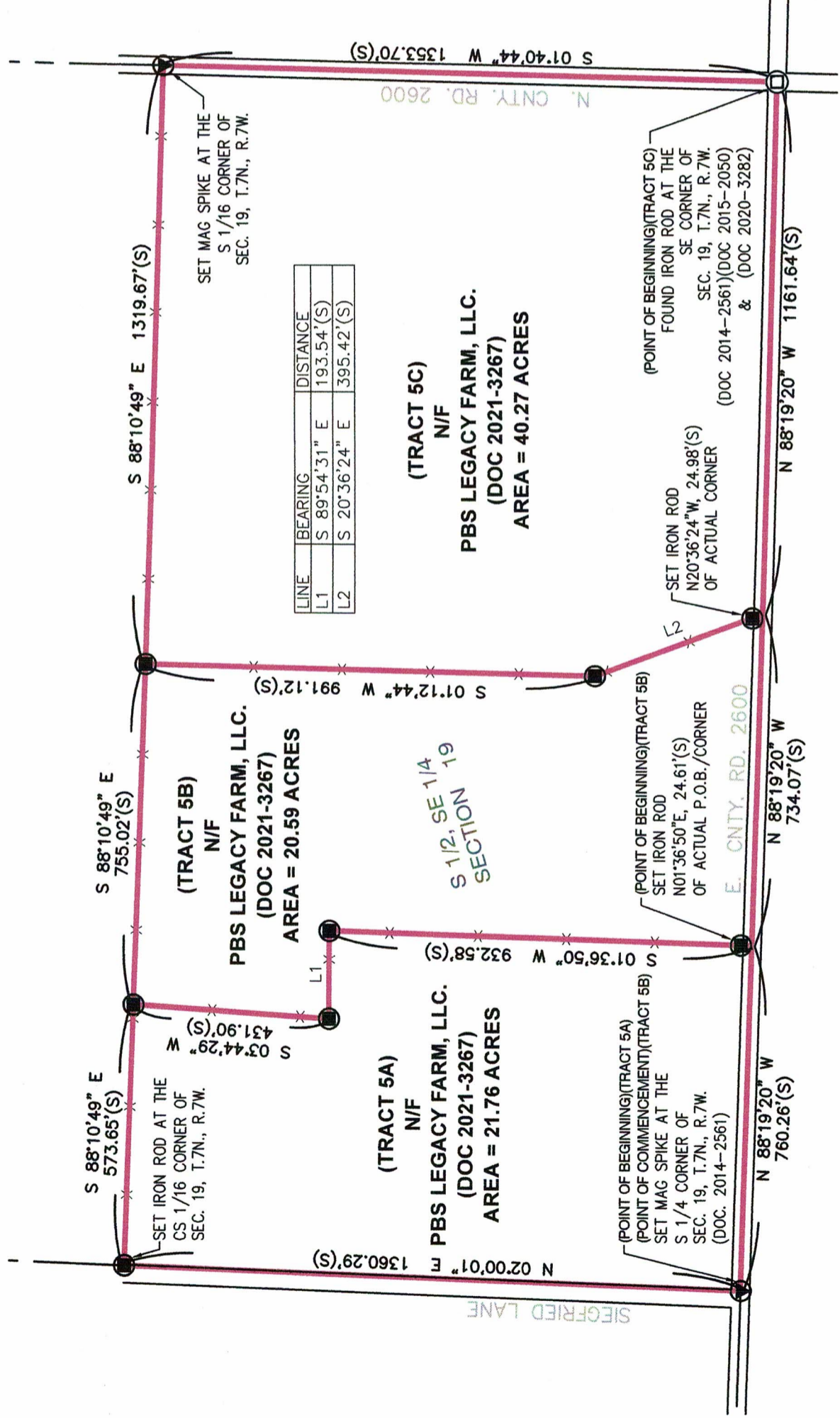
CLIENT:

PBS LEGACY FARM, LLC.
C/O ERIC ICENOGLE
CAPPS, ANCELET.
ICENOGLE & WALLACE
ATTORNEYS AT LAW
55 SOUTH ADAMS STREET
CARTHAGE, IL 62321

JONES SURVEYING & ENGINEERING CORP.
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MONMOUTH, IL 61462
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MONMOUTH, IL 61462
P:(309) 833-2533
F:(309) 734-2525
LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA
www.thefonescorp.com



DRAWN BY: CTF
CHK BY: RPJ/CTF
02/02/2023
Job Number
2023-017
Sheet Number



GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. TOTAL AREA: TRACT 5A = 21.76 ACRES
TRACT 5B = 20.59 ACRES
TRACT 5C = 40.27 ACRES
3. FIELD WORK COMPLETED: FEBRUARY 01, 2023.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
5. BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
6. SOURCE OF RECORD TITLE: A QUITCLAIM DEED TO PBS LEGACY FARM, LLC., RECORDED AS DOCUMENT NUMBER 2021-3267, IN THE HANCOCK COUNTY, ILLINOIS RECORDER'S OFFICE.

0' 300' 600'

SCALE: 1" = 300'

BOUNDARY SURVEY

THREE TRACTS OF LAND BEING PARTS OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

LEGEND

N/F NOW OR FORMERLY
✖ EXISTING FENCE LINE
□ FOUND IRON ROD
● SET MAG SPIKE
● SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"

SURVEYOR'S CERTIFICATION:

TO: PBS LEGACY FARM, LLC.

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

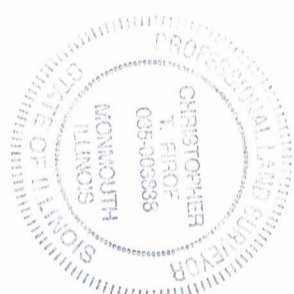
JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2023-017

CHRISTOPHER T. FIROF, IL PROFESSIONAL LAND SURVEYOR NO. 035-003838

DATED: FEBRUARY 02, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024



LAND DESCRIPTION TRACT 5A:

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET MAG SPIKE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 02 DEGREES 00 MINUTES 01 SECONDS EAST, 1360.29 FEET TO A SET IRON ROD MARKING THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 19; THENCE LEAVING SAID WEST LINE, ALONG AN EXISTING FENCE LINE, BEING THE NORTH LINE OF SAID SOUTH HALF, SOUTH 88 DEGREES 10 MINUTES 49 SECONDS EAST, 573.65 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, ALONG AN EXISTING FENCE LINE, SOUTH 03 DEGREES 44 MINUTES 29 SECONDS WEST, 431.90 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, 193.54 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 36 MINUTES 50 SECONDS WEST, 932.58 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE LEAVING SAID FENCE LINE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 19 MINUTES 20 SECONDS WEST, 760.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 21.76 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF FEBRUARY, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION TRACT 5B:

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A SET MAG SPIKE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, SOUTH 88 DEGREES 19 MINUTES 20 SECONDS EAST, 760.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, ALONG AN EXISTING FENCE LINE, NORTH 01 DEGREES 36 MINUTES 50 SECONDS EAST, 932.58 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 54 MINUTES 31 SECONDS WEST, 193.54 FEET TO A SET IRON ROD; THENCE NORTH 03 DEGREES 44 MINUTES 29 SECONDS EAST, 431.90 FEET TO A SET IRON ROD ON THE NORTH LINE OF SAID SOUTH HALF; THENCE LEAVING SAID FENCE LINE, ALONG AN EXISTING FENCE LINE, BEING SAID NORTH LINE, SOUTH 88 DEGREES 10 MINUTES 49 SECONDS EAST, 755.02 FEET TO A SET IRON ROD; THENCE LEAVING SAID FENCE/NORTH LINE, TO AND ALONG AN EXISTING FENCE LINE, SOUTH 01 DEGREES 12 MINUTES 44 SECONDS WEST, 991.12 FEET TO A SET IRON ROD; THENCE SOUTH 20 DEGREES 36 MINUTES 24 SECONDS EAST, 395.42 FEET TO THE AFOREMENTIONED SOUTH LINE; THENCE LEAVING SAID FENCE LINE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 19 MINUTES 20 SECONDS WEST, 734.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 20.59 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF FEBRUARY, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

CLIENT:

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IOENOGLE & WALLACE
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LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA

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DRAWN BY: CTF

CHK BY: RP/J/CTF

02/02/2023

Job Number

2023-017

Sheet Number

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