



THE LORANDA GROUP, INC.
Agricultural Real Estate Brokerage, Auctions, Acquisitions, & Consulting

JAMES F. KEIGHER TRUST/CLIFFORD & MICHELE KEIGHER

Farmland Auction – 439.68 Surveyed Acres, Iroquois County, IL
November 21, 2024

Auction Tract 1 Information

On the pages that follow, you will find the most current information on the 155.47 surveyed acres that comprise auction Tract 1. This information would include:

- FSA Aerial Photograph
- FSA 156 EZ Form
- Soil Map
- Topography Map
- Real Estate Tax Information
- GIS Map
- Crop Yield data

**Land Surveys & Soil Tests posted on Loranda.com “Properties” tab – “Iroquois County 439 A”

Additional information will be uploaded throughout the marketing period so check back often.

Tract 1 Past 5 Crop Average Yields: Corn: 194.4, Soybean: 61.2



**2024 Corn Yield
194.0 bushels/A**

DIRECTIONS: From the I-57/US Route 24 interchange at Gilman (Exit 283), travel west on US Route 24 for 0.25 miles to County Road 600 East. Turn south on County Road 600 East and travel south 1.0 miles to County Road 1600 North. Turn west (right) on County Road 1600 North and travel 0.5 miles. Property will begin on your right (north) side of the road.

GPS: 40.737428, -88.023924

2105 Eastland Drive, Suite 9 Bloomington, IL 61704
800-716-8189 loranda@loranda.com www.loranda.com

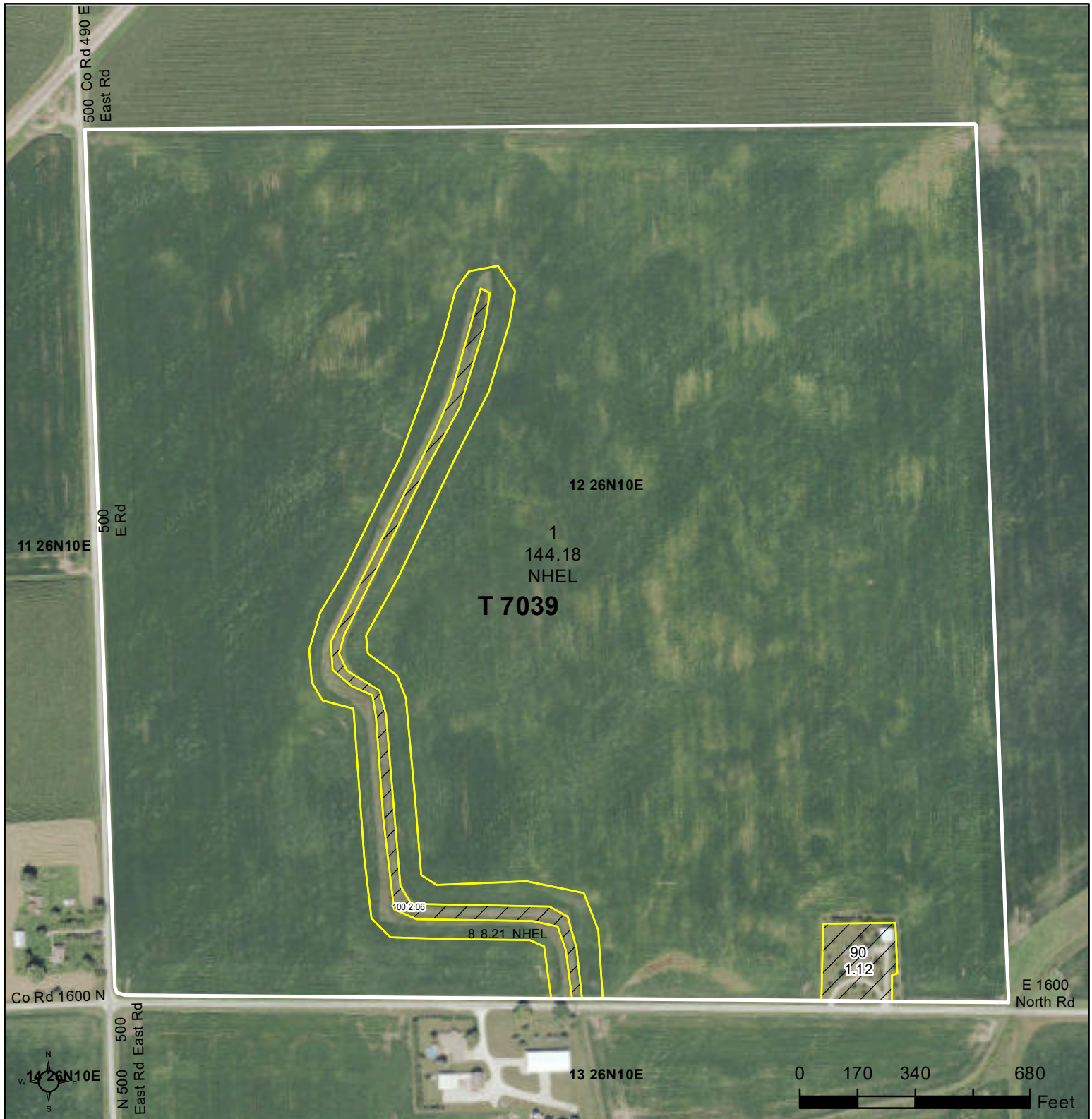


United States
Department of
Agriculture

Keigher Tract 1 - FSA

Iroquois County, Illinois

Unless Noted: All crops are Non-Irrigated
All Crops Intended Use is for Grain



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

Producer / Share:

2024 Program Year

Map Created March 08, 2024

Farm 11442
Tract 7039

Tract Cropland Total: 152.39 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).



Keigher Tract 1 - FSA

Abbreviated 156 Farm Record

Tract Number : 7039

Description : W DOUGLAS SEC 12

FSA Physical Location : ILLINOIS/IROQUOIS

ANSI Physical Location : ILLINOIS/IROQUOIS

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MARY JANE KEIGHER TRUST, JAMES F KEIGHER IRREVOCABLE TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.57	152.39	152.39	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.39	0.00	0.00	0.00	0.00	0.00

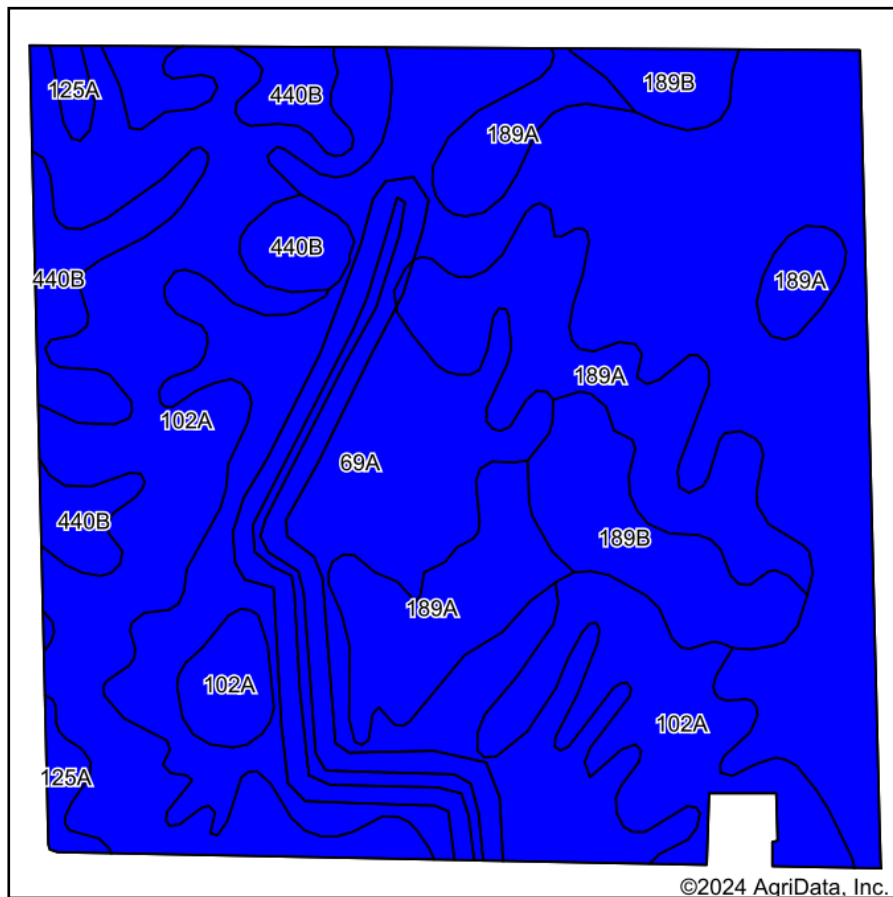
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.10	0.00	175
Soybeans	70.00	0.00	53
TOTAL	144.10	0.00	

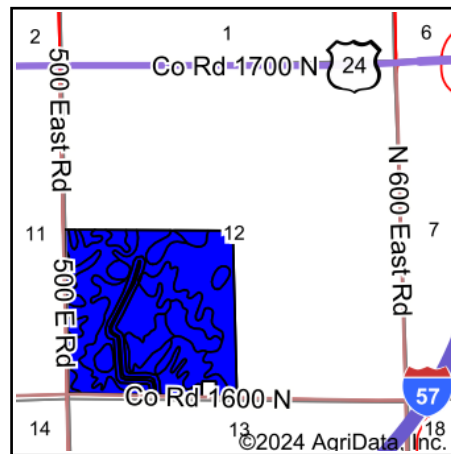
NOTES

Keigher Tract 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Iroquois**
 Location: **12-26N-10E**
 Township: **Onarga**
 Acres: **154.45**
 Date: **8/31/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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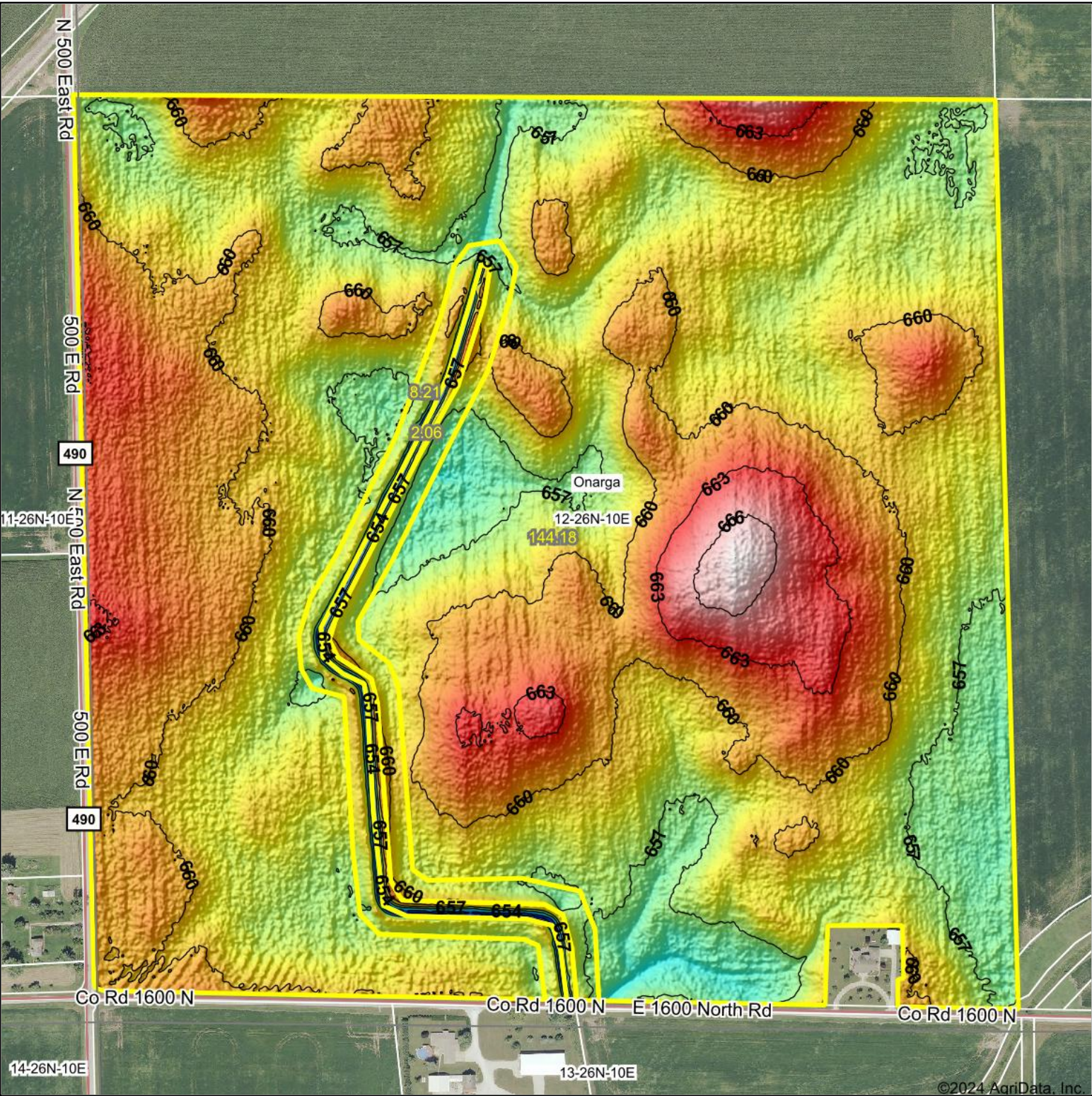


Area Symbol: IL075, Soil Area Version: 17									
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	73.27	47.5%		FAV	**171	**57	**68	**128
**102A	La Hogue loam, 0 to 2 percent slopes	38.75	25.1%		FAV	**162	**52	**71	**121
189A	Martinton silt loam, 0 to 2 percent slopes	21.51	13.9%		FAV	173	57	70	130
**440B	Jasper loam, 2 to 5 percent slopes	10.37	6.7%		FAV	**170	**55	**69	**126
**189B	Martinton silt loam, 2 to 4 percent slopes	8.81	5.7%		FAV	**171	**56	**69	**129
**125A	Selma loam, 0 to 2 percent slopes	1.74	1.1%		FAV	**176	**57	**70	**129
Weighted Average						169	55.6	69.2	126.5

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



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 3
Min: 650.1
Max: 667.5
Range: 17.4
Average: 659.3
Standard Deviation: 2.1 ft

0ft 445ft 890ft

N
W E
S

9/5/2024

12-26N-10E
Iroquois County
Illinois

Boundary Center: 40° 44' 25.16, -88° 1' 30.48

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Keigher Tract 1 - Tax Bill

Onarga Township Parcel Number 22-12-300-002

FIRST Installment \$0.00

Due Date 07/12/2024

IF POSTMARKED
AFTER THESE DATES

AMOUNT DUE

07/12/2024 \$0.00
08/12/2024 \$0.00
09/12/2024 \$0.00

**2023
PAYABLE
2024**

CHANGE

1

IROQUOIS COUNTY REAL ESTATE TAX BILL

KEIGHER JAMES F & MARY JANE

Onarga Township Parcel Number 22-12-300-002

SECOND Installment \$0.00

Due Date 09/12/2024

IF POSTMARKED
AFTER THESE DATES

AMOUNT DUE

09/12/2024 \$0.00
09/23/2024 \$0.00
10/12/2024 \$0.00

**2023
PAYABLE
2024**

CHANGE

2

IROQUOIS COUNTY REAL ESTATE TAX BILL

KEIGHER JAMES F & MARY JANE

23748

**NO PERSONAL CHECKS ACCEPTED AFTER 10/11/24
RETURN STUB WITH PAYMENT #1**

**NO PERSONAL CHECKS ACCEPTED AFTER 10/11/24
RETURN STUB WITH PAYMENT #2**

IROQUOIS COUNTY REAL ESTATE TAX BILL

Iroquois County Collectors Office, 1001 East Grant St, Watseka, IL 60970 (815)432-6985

KURT ALBERS

IROQUOIS COUNTY TREASURER

Township: Onarga Township

Tax Code: 20002

Legal Description

Parcel Number: 22-12-300-002

SW EX 1.36@

KEIGHER JAMES F & MARY JANE

Site Address

You may be eligible for tax exemptions, abatements, and other assistance programs. For more information contact the County Assessor or the Illinois Department of Revenue.

Acres

155.47

TAXING DISTRICTS	2022 RATE	2022 TAXES	2023 RATE	2023 TAXES
COUNTY	0.76337	\$485.13	0.72169	\$504.45
COUNTY PENSION	0.05316	\$33.78	0.04748	\$33.19
ONARGA TOWNSHIP	0.54910	\$348.96	0.50620	\$353.83
ONARGA TOWNSHIP PENSION	0.08837	\$56.15	0.08107	\$56.67
ONARGA R&B	0.37299	\$237.04	0.35682	\$249.42
GILMAN FIRE	0.39342	\$250.02	0.36861	\$257.66
GILMAN FIRE PENSION	0.01087	\$6.91	0.00893	\$6.24
UNIT #10 IROQUOIS WEST	4.63544	\$2,945.82	4.31258	\$3,014.50
UNIT #10 IROQUOIS WEST PENSION	0.12411	\$78.87	0.13069	\$91.35
ONARGA LIBRARY	0.22436	\$142.58	0.21390	\$149.52
JR COLLEGE 520 KCC	0.47043	\$298.96	0.44860	\$313.57
JR COLLEGE 520 KCC PENSION	0.00716	\$4.55	0.00699	\$4.89
ONA-ART-RIDGE MULTI-TWP	0.02227	\$14.15	0.02042	\$14.27
DD048 ONARGA & RIDGELAND DD #1		\$310.94		\$310.94
TOTAL TAX DUE	7.71505	\$5,213.86	7.22398	\$5,360.50

Cash Value	
Homesite Value	69,900
Multiplier x	1.0000
Assessed Value =	0
Homestead Improvement -	0
Senior Freeze -	0
Homestead Exemptions -	0
Senior Exemption -	0
Vet/Frat Freeze -	0
Disabled Exemptions -	0
Farmland Value +	69,900
Taxable Value =	69,900
Tax Rate x	7.22398
Drainage +	310.94
Total Real Estate Taxes Due	\$5,360.50

PENALTIES

PENALTY OF 1 1/2% PER MONTH ADDED AFTER EACH INSTALLMENT DUE DATE FOR EACH MONTH OR PART OF MONTH

1st Install Due: 07/12/2024 \$0.00

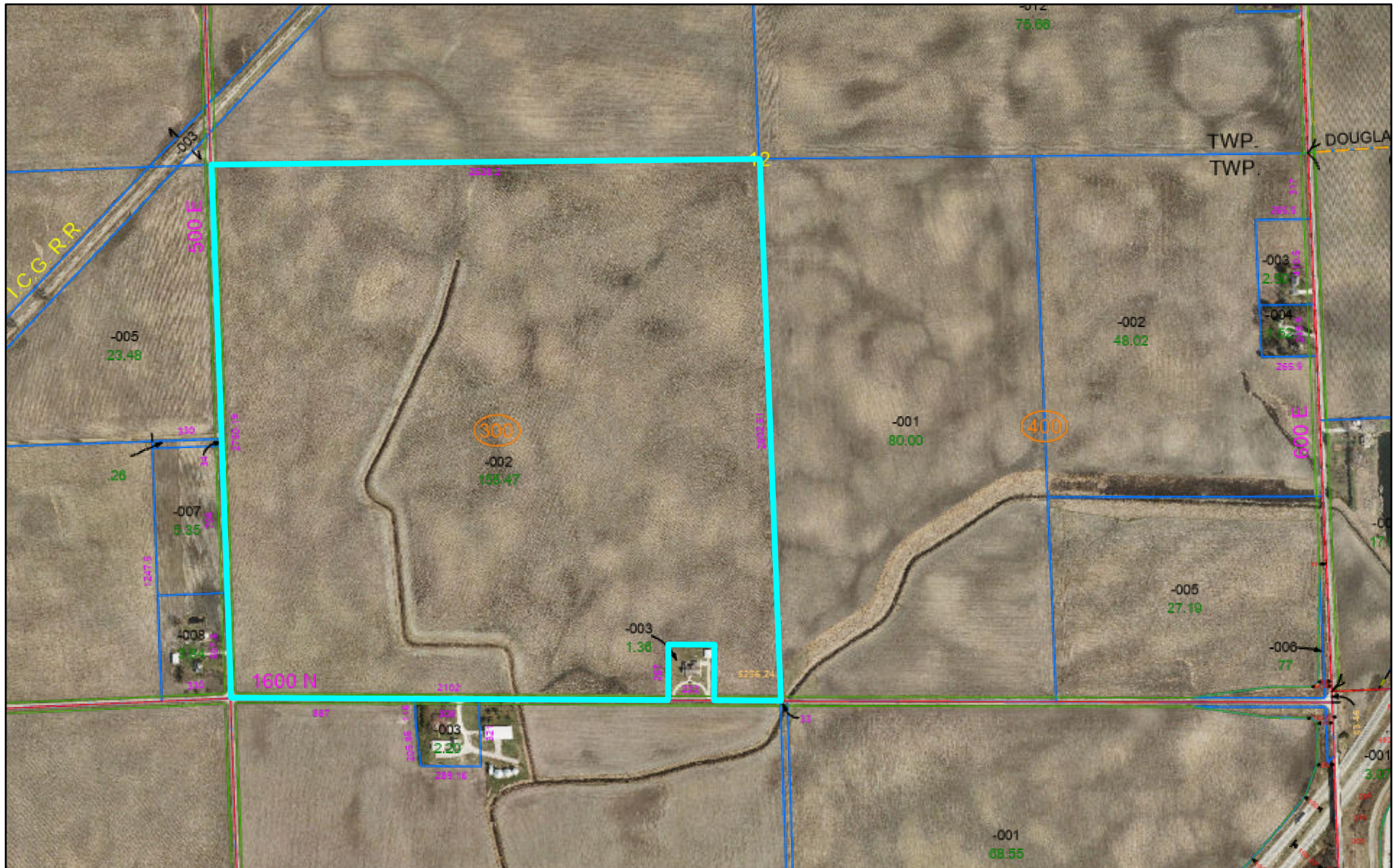
2nd Install Due: 09/12/2024 \$0.00

PLEASE READ REVERSE SIDE

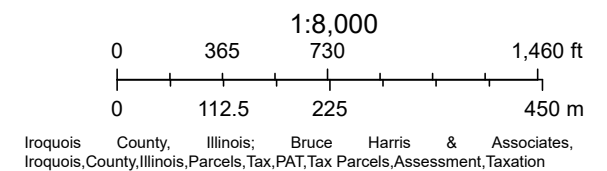
FOR CREDIT CARD PAYMENTS VISIT: iroquoisil.devnetwedge.com

23748

Keigher Tract 1 - GIS Map



9/5/2024



1. Insured Information					2. Agent / Agency Information			3. Crop Year	4. Policy Number
					FARM CREDIT ILLINOIS - RUST,J JASON L RUST 332 E WALNUT ST WATSEKA, IL 60970-1359			2023 PR / 2024 APH	IL-951-400587
								5. State Code / Name	
					Phone (815) 432-5431			Agency Code 12-3099 03	

6. County IROQUOIS	7. Type/Practice			
	Commodity Type	Class	Sub Class	Intended Use
8. Crop / Plan CORN / RP	GRAIN			
	Irrigation Practice	Cropping Practice	Org Practice	Interval
9. Unit 0002-0002-000	NIRR			
10. Sect Twp Rng / FN or Other 12-026N-010E / 11442		11. FSA Farm/ Tract/Field # 11442/7039/1, 11442/7039/8		
Tract 1-Corn				
12. Farm Name <i>West</i>		13. Area Class	14. Map Area	
15. T-Yield 178.0	16. Insurability I	17. ☐ CRP/USDA ☐ NB ☐ NS		
18. Est Share 0.5000	19. Current Yr Rec Type (RT) ** A		20. ☐ New Prod^	
21. Multiple Crop Year Reporting Reason:				
22. Shareholder[LLT] JAMES KEIGHER TRUST				
23. Remarks/ Other 24. ☐ YC OptOut				

25. Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc. QL/EH	32. OptOut YE	33. UUF
2005		23765.40	145.80		163	A	☐	
2007		27500.00	144.10		191	A	☐	
2009		28800.00	144.10		200	A	☐	
2011		23131.00	144.20		160	A	☐	
2012		855.50				A	☐	☐
2013		27972.00	152.40		184	A	☐	
2015		23722.30	152.40		156	A	☐	
2018		30278.00 A	152.39		199	A	☐	
2020		32662.00 A	152.39		214	A	☐	
2022		33370.00 A	152.39		219	A	☐	

34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed
	208.0 ***TA, YE	178.0	174.0		07/17/2023

40. Prior Yield	41. Yld Ind	42. Field Review? ☐ Yes ☐ No	43. ☐ Include
205.0		Inspection? ☐ Yes ☐ No	UUF/3rd Party

***Adjusted Yield, Trend Adjusted Yield, Yield Exclusion

Year	Tract 1	
	Corn	Soybeans
2013	184	
2014		
2015	156	
2016		65
2017		57
2018	199	
2019		45
2020	214	
2021		69
2022	219	
2023		70
	194.4	61.2
	5 Year Ave.	

*Additional Exist L-Production from a loss **Record Type A. Production Sold / Commercial Storage B. Farm Stored Measured by Insured C. Pick/Daily Sales Records D. Automated Yield Monitoring System E. Farm-Stored Measured by Authorized Representative F. Livestock Feeding Records G. Field Harvest Records H. Other I. Unharvested and destroyed. (ARPI) J. Unharvested and put to another use (ARPI) K. Unharvested and production appraised by AIP (ARPI) L. Unreported production (ARPI) M. Claim for indemnity N. Appraisal (non-loss) O. UUF/3rd Party Damage P. Unharvested with Harvest Incomplete (ARPI) Q. Zero production when no claim/appraisal/UUF/3rd party or production record (CCIP) R. Pre-harvest appraisal allocated production S. Appraisal (uninsured cause of loss not UUF or third party) T. No production (unable to finish harvest (insurable cause), delayed claim or records unavailable by PRD) Z. Zero Planted Acres ***EH production is used for Sugar Beets

Opt-Out YE ☐ - Eligible for exclusion per actuarials

2024 Corn Yield - 194 Bushels/A



1. Insured Information		2. Agent / Agency Information		3. Crop Year	4. Policy Number
		FARM CREDIT ILLINOIS - RUST,J JASON L RUST 332 E WALNUT ST WATSEKA, IL 60970-1359		2023 PR / 2024 APH	IL-951-400587
				5. State Code / Name	
		Phone (815) 432-5431 Agency Code 12-3099 03		IL	ILLINOIS

6. County IROQUOIS		7. Type/Practice						
		Commodity Type	Class	Sub Class	Intended Use			
8. Crop / Plan SBEAN / RP		NTS						
		Irrigation Practice	Cropping Practice	Org Practice	Interval			
9. Unit 0002-0002-000		NFACN						
10. Sect Twp Rng / FN or Other 12-026N-010E / 11442 Tract 1-SB		11. FSA Farm/ Tract/Field # 11442/7039/1, 11442/7039/8						
12. Farm Name MANER FARM West		13. Area Class	14. Map Area					
15. T-Yield 57.0	16. Insurability I	17. ☐ CRP/USDA ☐ NB ☐ NS						
18. Est Share 0.5000	19. Current Yr Rec Type (RT) ** A	20. ☐ New Prod*						
21. Multiple Crop Year Reporting Reason:								
22. Shareholder[LLT] JAMES KEIGHER TRUST								
23. Remarks/ Other		24. ☐ YC OptOut						
25. Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc. QL/EH YE	32. OptOut	33. UUF
2006		7393.00	144.10		51	A	☐	
2008		7094.00	144.10		49	A	☐	
2010		7338.00	144.20		51	A	☐	
2012		5552.80	152.40		36	A	☐	
2014		8724.00	152.40		57	A	☐	
2016		9875.50	152.40		65	A	☐	
2017		8711.00	152.40		57	A	☐	
2019		6896.00 A	152.39		45	A	☐	
2021		10548.00 A	152.39		69	A	☐	
2023		10720.00 A	152.39		70	A	☐	
34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed 03/15/2024			
	60.0 TA	55.0						
40. Prior Yield	41. Yld Ind	42. Field Review? ☐ Yes ☐ No		43. ☐ Include				
58.0		Inspection? ☐ Yes ☐ No		UUF/3rd Party				
Trend Adjusted Yield (TA)								

Year	Tract 1	
	Corn	Soybeans
2013	184	
2014		
2015	156	
2016		65
2017		57
2018	199	
2019		45
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