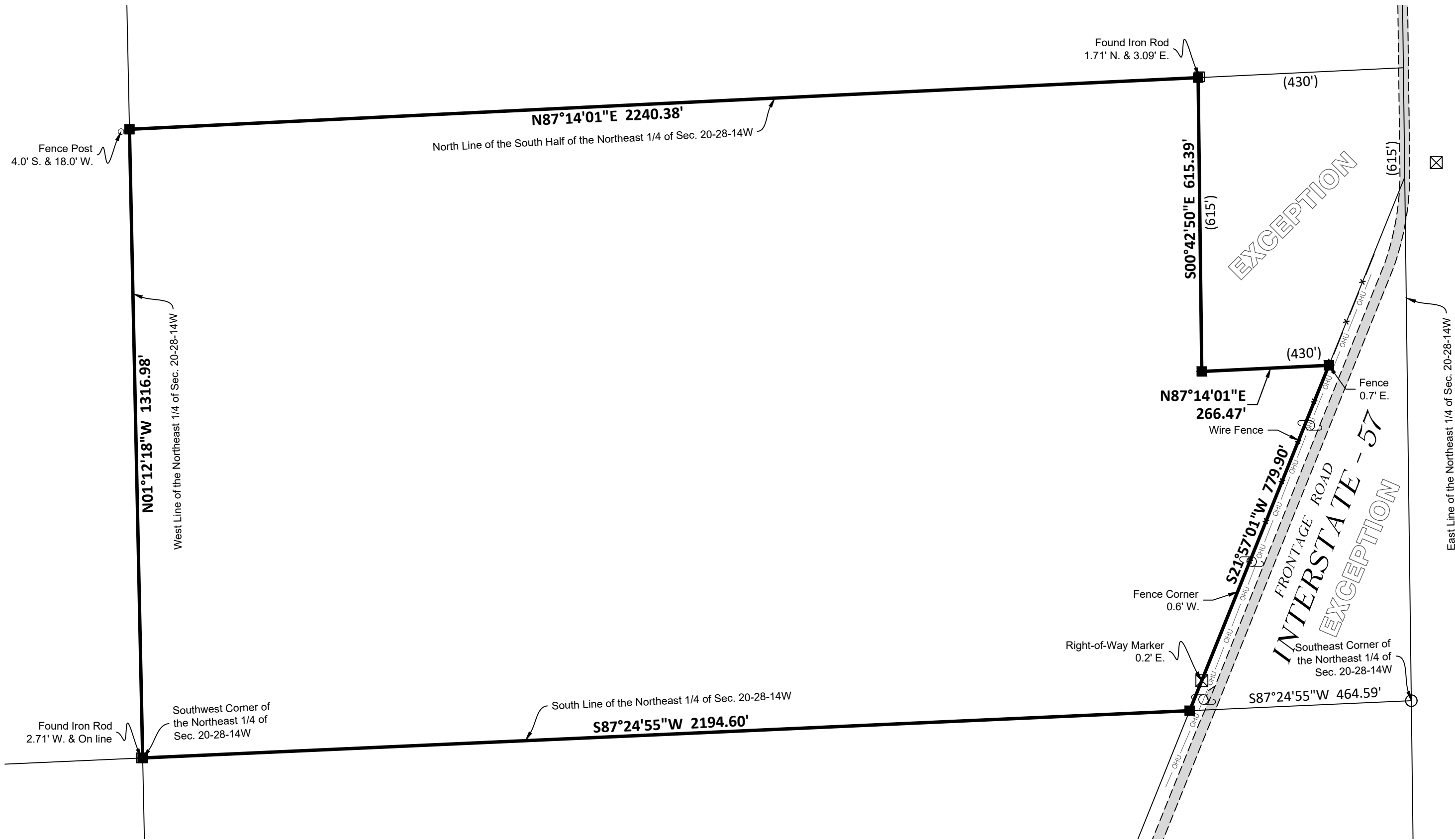


Keigher Tract 2 Survey

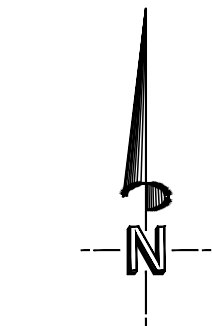
PLAT OF SURVEY

OF

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 14 WEST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN IROQUOIS COUNTY, ILLINOIS, EXCEPT ALL THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 14 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN IROQUOIS COUNTY, ILLINOIS, LYING SOUTH AND EAST OF THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 57 IN IROQUOIS COUNTY, ILLINOIS, AND ALSO EXCEPTING THE FOLLOWING: THAT PART OF THE NORTH 615 FEET OF THE EAST 430 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 14 WEST OF THE SECOND PRINCIPAL MERIDIAN, IROQUOIS COUNTY, ILLINOIS, LYING WEST OF THE TOWNSHIP ROAD ALONG THE EAST SIDE OF SAID TRACT.



AREA  
±3,032,236 Sq.Ft. ±69.61 Acres



SCALE: 1" = 200'

LEGEND	
	FOUND IRON PIPE
	FOUND IRON ROD
	SET IRON ROD
7.77'	MEASURED DATA
(7.77')	RECORDED DATA
	ASPHALT SURFACE

I, MARK J. SCHIERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 14th DAY OF OCTOBER, A.D. 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003105  
LICENSE EXPIRES NOVEMBER 30, 2024



GENERAL NOTES

- Measured bearings and distances shown hereon reference the Illinois State Plane Coordinate System, East Zone, North American Datum of 1983, (2011 Adjustment) "Grid". Areas shown on this plat are based on ground distances.
- Monuments found representing the property corners were held at the surveyed corner unless otherwise noted.
- The survey being shown hereon reflects observed evidence and site conditions while conducting field work on Month Day, Year.



CIVIL ENGINEERING  
LAND SURVEYING

**M GINGERICH GEREAX & ASSOCIATES**  
Professional Design Firm License # 184.001808  
P. 815-939-4921 www.mg2a.com F. 815-939-9810  
240 N. INDUSTRIAL DRIVE | BRADLEY, IL. 60915

ORDERED BY: DICK KEIGHER		
SITE ADDRESS: 900 E. ROAD ASHKUM TOWNSHIP, IL. 60911		
DRAFTED BY: CAG	SB: 172	JOB NUMBER:
FIELD BY: CAN	PG: 115-116	24-492



**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 2 Drainage Information**

Comprehensive drainage tile work was performed on Tract 2 in 2010. While no maps have been found to illustrate the project work, the invoice that follows shares details of the project. The tile company has been contacted, but to date no maps have been furnished.

A Fall 2024 cooperative tile upgrade including adjacent land was installed in Fall 2024 and the map, invoice, and a related photo from the upgrade follows.

Keigher Tract 2 Tile Invoice - 2010



Please reference invoice number on your payment.  
Thank You!

Date	Invoice #
10/28/2010	ADI00364

Bill To
KEIGHER, JAMES 546 E 1600 NORTH ROAD GILMAN, IL 60938-6082

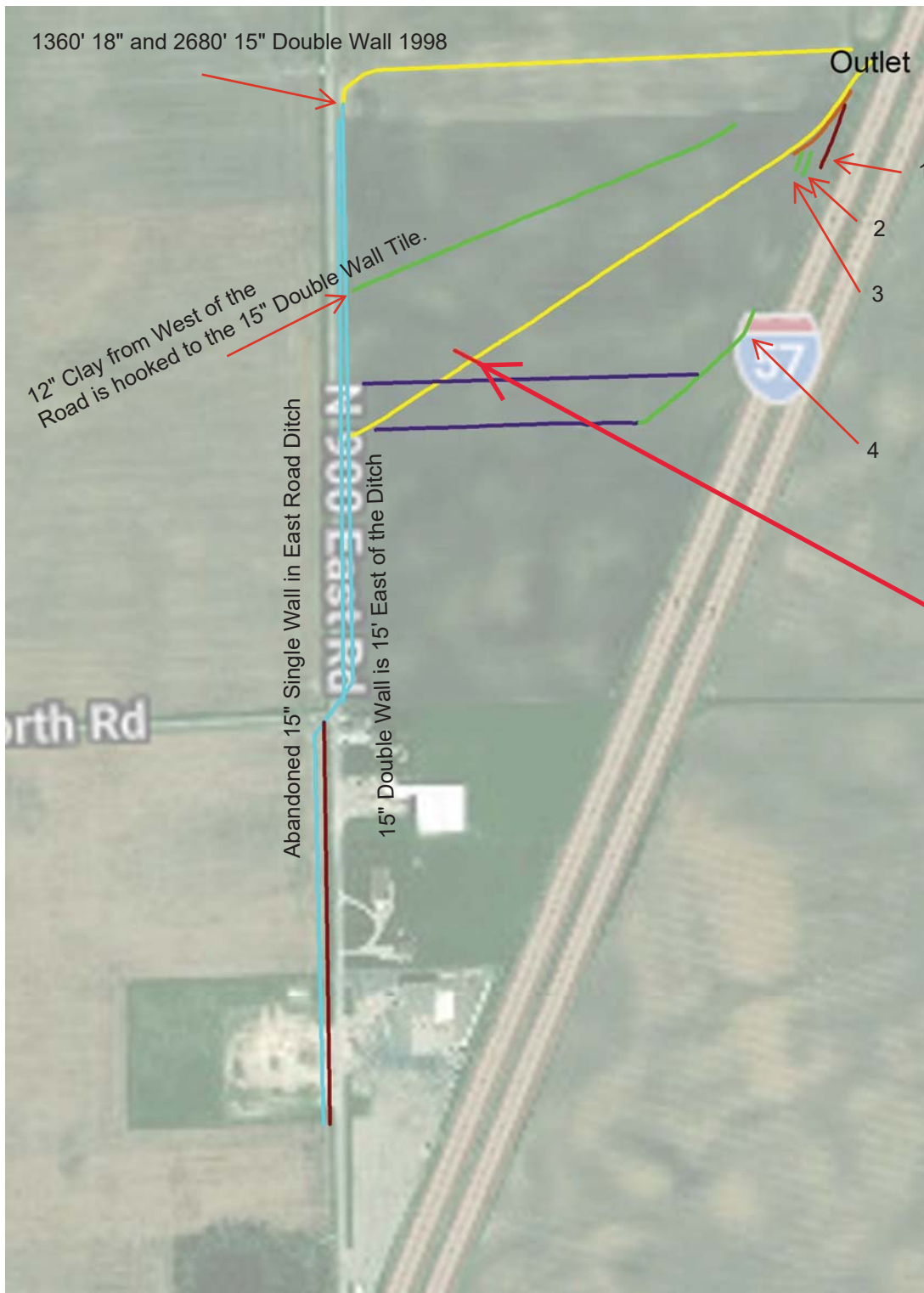
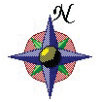
Remit To
ADI RR #1 Box 5-A Timewell, IL 62375

Job No	Terms	Due Date	Rep
3003	Net 30	11/27/2010	Mike Erdman

Qty	Description	Rate	Amount
69	ACRES TILED COMPLETE WITH 3" LATERALS AND 40' SPACING	\$450.00	\$31,050.00
575	10" Tile Installed	\$3.50	\$2,012.50
1,380	12" Tile Installed	\$4.50	\$6,210.00
1	10" Hickenbottom Tee	\$41.87	\$41.87
2	12" Hickenbottom Tee	\$145.75	\$291.50
4,190	6" Tile Installed	\$2.25	\$9,427.50
1,840	8" Tile Installed	\$3.00	\$5,520.00
<p><b>Disclosure:</b></p> <p>No Tile Maps were found in family records, but this invoice details tile installation done on Tract 2 in 2010. The tile company has been contacted but no records have been furnished to date.</p> <p>MAPS TO FOLLOW</p> <p><i>Sent ✓ 4088 Nov 2, 2010</i></p>			

Total	\$54,553.37
Payments/Credits	(\$20,867.50)
<b>Balance Due</b>	<b>\$33,685.87</b>

# Keigher Tracts 2 & 3 Drainage Map

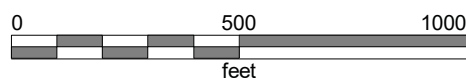


5 in	1539.13 ft
8" Clay	102.96 ft
10" Clay	1207.49 ft
12 in	220.05 ft
12" Clay	1604.29 ft
15 in	4158.36 ft
18 in	3027.92 ft

- 1: Clean 10" Clay
- 2: Shallow Plugged 12" Clay
- 3: Deep Good 12" Clay
- 4: Plugged 12" Clay

2024 New 18 inch Tile  
Installed diagonally across Tract  
- see attached invoice for details

Drainage Map Provided by:  
Beaver Creek Farm Drainage LLC  
2554 3100 North Rd  
Beaverville, IL 60912 US  
8153839196  
bcfarmdrainage@gmail.com



Beaver Creek Farm Drainage LLC

2554 3100 North Rd  
Beaverville, IL 60912 US  
+1 8153839196  
bcfarmdrainage@gmail.com

INVOICE

BILL TO  
Sean Elliot

INVOICE 1292  
DATE 09/27/2024  
TERMS Net 30  
DUE DATE 10/27/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
18" Double Wall Tile Installed	18" Double Wall Tile Installed	1,668	17.41	29,039.88
18" PVC Pipe	18" PVC Pipe	1	1,250.00	1,250.00
Parts	Tile Parts Allowance	1,896.42	1.00	1,896.42
Backhoe and Labor	Backhoe and Labor Hours	4	250.00	1,000.00

BALANCE DUE \$33,186.30



Image provided by Beaver Creek Drainage, LLC

Image labeled as “Reichert Main Connection”



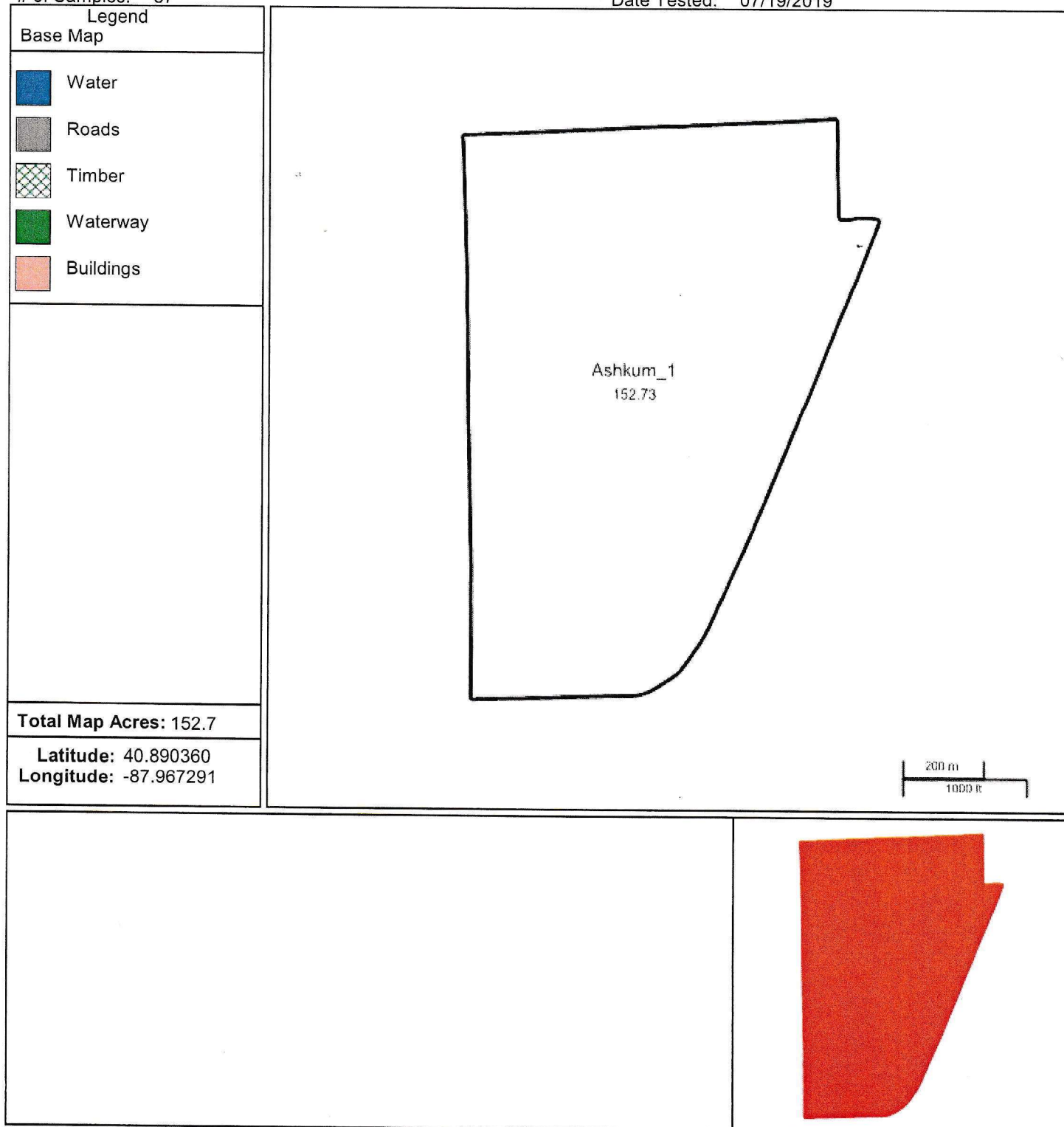
# Keigher Tracts 2 & 3 Combined Soil Tests

## Gilman Fertilizer

Gilman, IL 60938

Customer: Cliff Keigher  
Field: 1234566 (#6251)  
Description: Ashkum\_1  
Acres: 152.73  
# of Samples: 37

County:  
Township:  
Range:  
Section:  
Date Tested: 07/19/2019








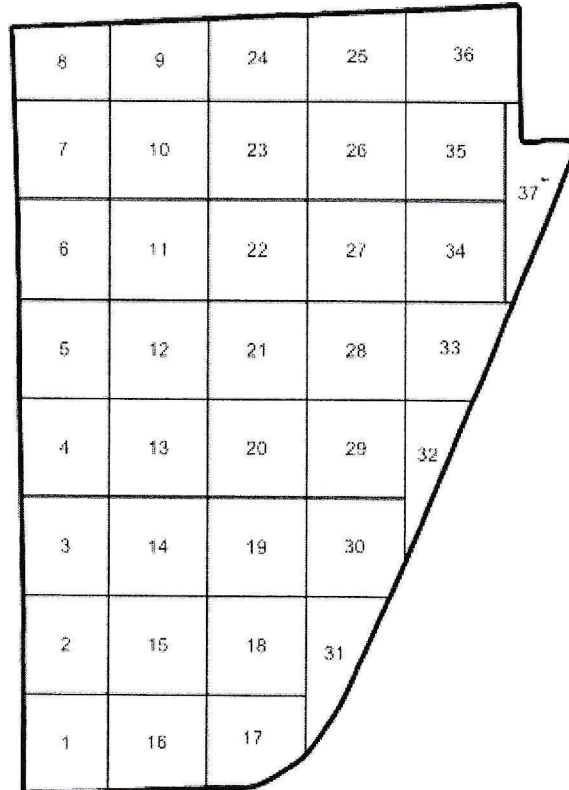


Gilman, IL 60938

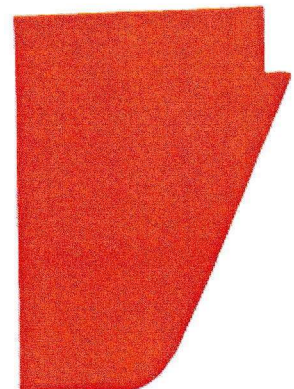
Customer: Cliff Keigher  
Field: 1234566 (#6251)  
Description: Ashkum\_1  
Acres: 152.73  
# of Samples: 37

County:  
Township:  
Range:  
Section:  
Date Tested: 07/19/2019

Legend	
Base Map	
	Water
	Roads
	Timber
	Waterway
	Buildings
<p><b>Total Map Acres: 152.7</b></p> <p><b>Latitude: 40.890360</b>  <b>Longitude: -87.967291</b></p>	



A diagram showing a rectangular area. The top horizontal side is labeled "200 m". The bottom horizontal side is labeled "1000 ft".







# LABORATORY ANALYSIS AND RECOMMENDATION REPORT

Special Report For: Cliff Keigher  
Samples Submitted by: Jamie Russell  
Gilman Fertilizer Co Inc  
108 S Main  
PO Box 65  
Gilman, IL 60938-0065

Order No: 341844  
Client ID: 6572  
Report Date: 07/19/2019  
Farm Name: Ashkum Farm  
Field Name: 1  
Field Acres: 152.73

Sample Number	Water pH	Buffer pH	Pounds Per Acre				Percent Organic Matter		Parts Per Million							dS/m	PPM			Lbs/Ac		Percent Saturation					meq/ 100g	
			Phos-phorus*	Pota-ssium	Calcium	Mag-nesium			Sulfur	Zinc	Mang-anese	Boron	Iron	Copper	Sodium		SS	NO3-N		Bray P2	Olsen P	Ca	Mg	K	H	Na		CEC
																		Surf	Total									
1	6.1	6.7	27	330	6010	995	3.0													62.5	17.2	1.8	18.2	.32	24.0			
2	6.2	6.8	40	313	5520	1015	3.3													63.2	19.4	1.8	15.4	.12	21.8			
3	6.4	7.0	87	340	5628	1033	3.3													65.1	19.9	2.0	12.8	.14	21.6			
4	6.3	6.9	49	293	5026	973	3.3													63.6	20.5	1.9	13.8	.18	19.8			
5	6.3	6.9	49	322	6876	1567	3.3													61.2	23.2	1.5	14.0	.13	28.1			
6	6.1	6.7	43	314	5586	1364	3.4													56.7	23.1	1.6	18.4	.17	24.6			
7	6.4	7.0	75	360	5046	1188	3.3													61.6	24.2	2.3	11.8	.19	20.5			
8	6.3	6.9	42	254	4554	985	3.0													62.4	22.5	1.8	13.2	.19	18.3			
9	6.2	6.8	79	316	5442	1174	3.3													60.0	21.6	1.8	16.4	.18	22.7			
10	5.9	6.6	58	351	4230	1083	3.0													53.3	22.8	2.3	21.4	.21	19.8			
11	6.3	6.9	51	370	5844	1264	3.2													61.1	22.0	2.0	14.8	.15	23.9			
12	6.5	7.1	54	323	5838	1283	3.2													64.1	23.5	1.8	10.4	.15	22.8			
13	6.4	7.0	141	419	6194	1302	3.2													63.0	22.1	2.2	12.6	.12	24.6			
14	6.2	6.8	101	451	6718	1228	3.5													63.2	19.3	2.2	15.2	.10	26.6			
15	6.2	6.8	45	346	7852	1599	3.3													61.6	20.9	1.4	16.0	.12	31.9			
16	6.6	7.2	36	386	6858	1534	3.3													64.9	24.2	1.9	8.8	.21	26.4			
17	6.1	6.7	27	246	4322	823	3.0													60.7	19.3	1.8	18.0	.21	17.8			
18	6.3	6.9	56	370	6294	1328	3.3													62.4	22.0	1.9	13.6	.16	25.2			
19	6.3	6.9	39	375	5672	1216	3.2													61.7	22.0	2.1	14.0	.20	23.0			
20	6.4	7.0	59	278	4638	812	3.0													67.0	19.6	2.1	11.2	.17	17.3			
21	6.1	6.7	47	257	5148	1121	3.3													58.9	21.4	1.5	18.0	.16	21.8			
22	6.3	6.9	45	212	4708	982	3.2													63.2	22.0	1.5	13.2	.16	18.6			
23	6.1	6.7	76	388	5298	1223	3.2													57.0	21.9	2.1	18.8	.14	23.2			
24	6.4	7.0	78	248	3632	717	3.0													63.8	21.0	2.2	12.8	.14	14.2			
25	6.3	6.9	80	397	6966	1695	3.2													59.3	24.1	1.7	14.8	.10	29.4			
26	6.0	6.6	72	372	5858	1073	3.4													60.3	18.4	2.0	19.2	.12	24.3			
27	6.0	6.6	35	232	3812	834	3.2													57.7	21.0	1.8	19.2	.21	16.5			
28	6.0	6.7	90	319	6728	1471	3.5													57.1	20.8	1.4	20.6	.13	29.5			
29	6.3	6.9	55	281	4484	1035	3.3													61.0	23.4	2.0	13.4	.21	18.4			
30	6.4	7.0	26	281	5098	1104	3.3													62.8	22.6	1.8	12.6	.22	20.3			
31	6.4	7.0	24	370	5254	1329	3.2													60.5	25.5	2.2	11.6	.28	21.7			



# LABORATORY ANALYSIS AND RECOMMENDATION REPORT

Special Report For: Cliff Keigher  
Samples Submitted by: Jamie Russell  
Gilman Fertilizer Co Inc  
108 S Main  
PO Box 65  
Gilman, IL 60938-0065

Order No: 341844  
Client ID: 6572  
Report Date: 07/19/2019  
Farm Name: Ashkum Farm  
Field Name: 1  
Field Acres: 152.73

				Pounds Per Acre			Percent	Parts Per Million							dS/m	PPM			Lbs/Ac		Percent Saturation					meq/100g
Sample Number	Water pH	Buffer pH	Phos-phorus*	Pota-ssium	Calcium	Mag-nesium	Organic Matter	Sulfur	Zinc	Mang-anese	Boron	Iron	Copper	Sodium	SS	NO3-N		Bray P2	Olsen P	Ca	Mg	K	H	Na	CEC	
																Surf	Total									
32	6.4	7.0	125	450	6760	1209	3.5													65.4	19.5	2.2	12.6	.25	25.8	
33	6.5	7.1	47	230	4956	977	3.2													67.0	22.0	1.6	9.2	.27	18.5	
34	6.2	6.8	46	215	4130	865	3.2													60.5	21.1	1.6	16.4	.37	17.1	
35	6.6	7.2	84	333	6608	1468	3.5													65.4	24.2	1.7	8.6	.16	25.3	
36	6.4	7.0	37	258	5558	1411	3.5													60.4	25.6	1.4	12.4	.16	23.0	
37	5.8	6.5	45	274	4144	1004	3.0													52.5	21.2	1.8	24.2	.29	19.7	
Field Median	6.3	6.9	49	322	5520	1174	3.3													61.6	22.0	1.8	14.0	.17	22.7	

Field Median	Fertility Level					Fertilizer Recommendations are in Pounds per Acre				
	V Low	Low	Optim.	High	V High	Intended Crop	Corn Grain	Soybean	Corn Grain	Soybean
Water pH	6.3					Yield Goal	200 Bu/Ac	60 Bu/Ac	200 Bu/Ac	60 Bu/Ac
Phosphorus	49						$N - P_2O_5 - K_2O$	$N - P_2O_5 - K_2O$	$N - P_2O_5 - K_2O$	$N - P_2O_5 - K_2O$
Potassium	322					Build-up	0 - 5 - 0	0 - 5 - 0	0 - 5 - 0	0 - 5 - 0
Calcium	5520					Crop Removal: IL	240 - 86 - 56	0 - 50 - 78	240 - 86 - 56	0 - 50 - 78
Magnesium	1174									
Organic Matter	3.3					**TOTAL REQUIRED	240 - 91 - 56	0 - 55 - 78	240 - 91 - 56	0 - 55 - 78
Sulfur						Credits: High Fertility	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0
Zinc						**ADJUSTED RECOMMENDATIONS	240 - 91 - 56	0 - 55 - 78	240 - 91 - 56	0 - 55 - 78
Manganese										
Boron										
Iron										
Copper										
Sodium										
Olsen P										
Bray P1										
Limestone Recommendations	0.4 Tons/Acre					Adjust Nitrogen Recommendations for Previous Crop or other N Sources.				

CONVERSIONS: PPM = Lbs/Acre / 2 or Lbs/Acre = PPM x 2

Previous Crop: Soybean

Optimum Ranges:

Water pH: 6.3 - 6.8

Phosphorus: 45 - 75

Potassium: 320 - 400

\*Phosphorus value is reported as a Bray P1 number based on a Mehlich III extraction.

*No Lime Needed - Retest in 2023*

*200 # 18-46-0  
200 # 0-0-60*

Authorized By:

*Jamie Russell*

Data Manager

Field Application Log - Dry Fertilizer & Aglime				
Grower: Cliff Keigher				
Field Name	Date	Product	Rate	Crop
Keigher Ashkum Farm 70.3 A	10/19/2015	18-46-0	250lbs	BS
mapped with Meents		0-0-60	200lbs	
	10/22/2015	Ashkum FG	VRT	BS
		64.13 tons		
	11/27/2017	18-46-0	250lbs	BS
		0-0-60	200lbs	
	10/19/2019	18-46-0	200lbs	BS
		0-0-60	200lbs	
	09/30/2021	18-46-0	250lbs	BS
		0-0-60	200lbs	



<u>Field Application Log - Dry Fertilizer &amp; Aglime</u>				
<u>Grower:</u> Cliff Keigher				
<u>Field Name</u>	<u>Date</u>	<u>Product</u>	<u>Rate</u>	<u>Crop</u>
Meents Ashkum 82.4 Acres	10/19/2015	18-46-0	250lbs	BS
mapped w/Keigher Ashkum		0-0-60	200lbs	
	10/22/2015	Ashkum FG	VRT	BS
	11/27/2017	18-46-0	250lbs	BS
		0-0-60	200lbs	
	10/19/2019	18-46-0	200lbs	BS
		0-0-60	200lbs	