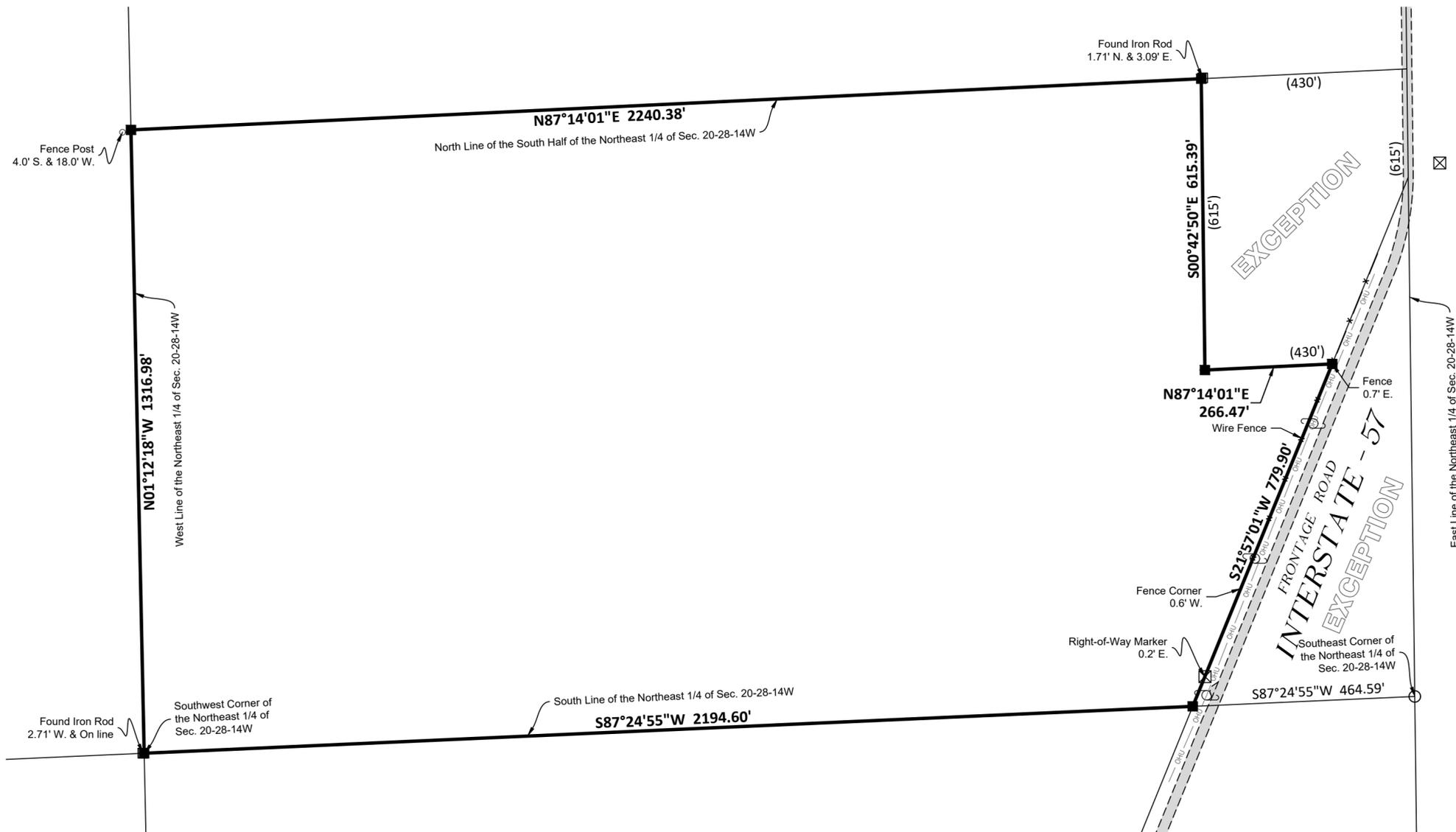


# PLAT OF SURVEY

OF

## Keigher Tract 2 Survey

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**

1. 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.
2. Monuments found representing the property corners were held at the surveyed corner unless otherwise noted.
3. The survey being shown hereon reflects observed evidence and site conditions while conducting field work on Month Day, Year.



**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	<b>24-492</b>



**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

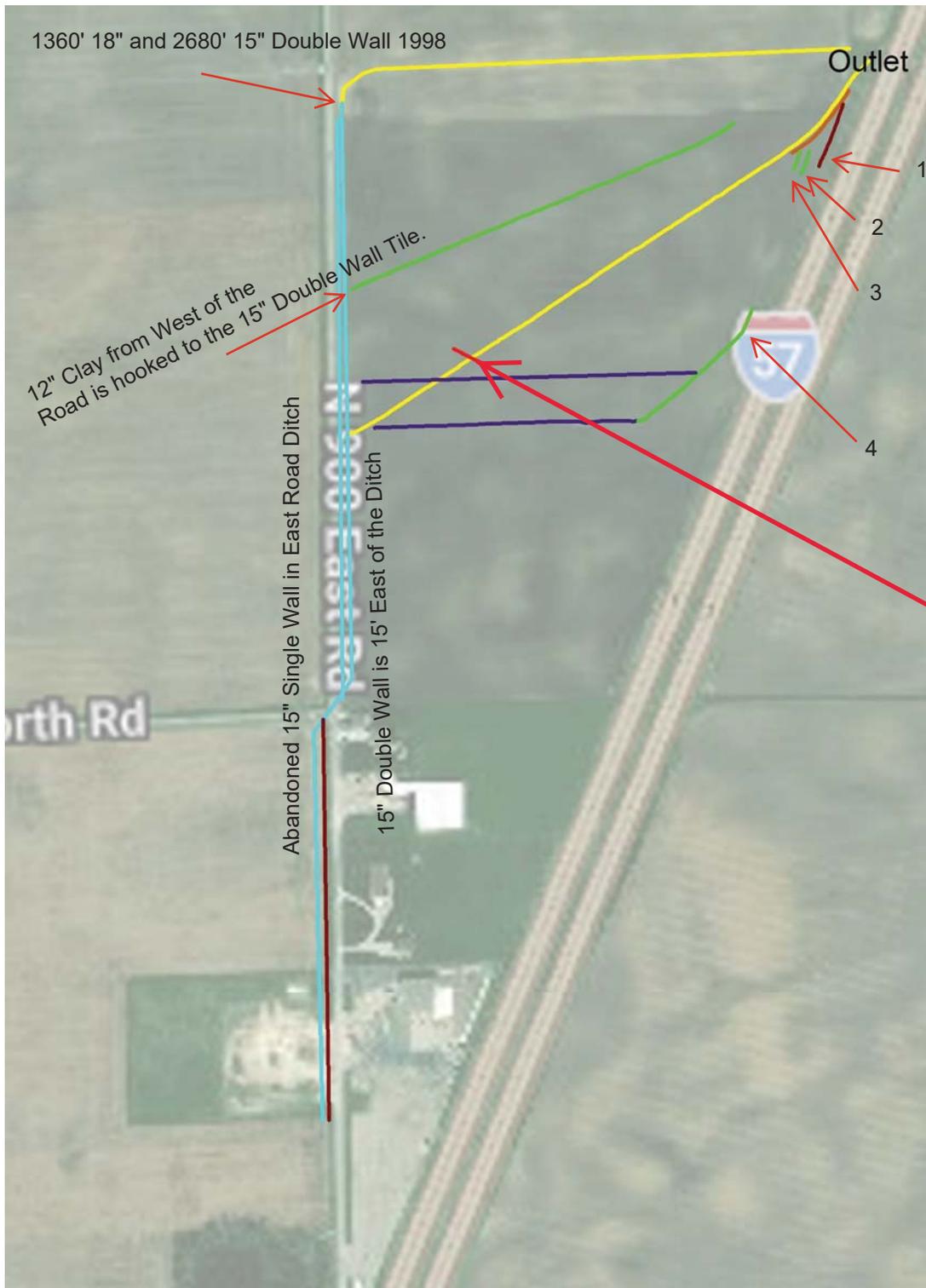
Remit To
ADI RR #1 Box 5-A Timewell, IL 62375

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

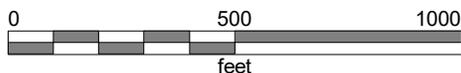


5 in	1539.13 ft
8" Clay	102.96 ft
10" Clay	1207.49 ft
12 in	220.05 ft
12" Clay	1604.29 ft
15 in	4158.36 ft
18 in	3027.92 ft

- 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

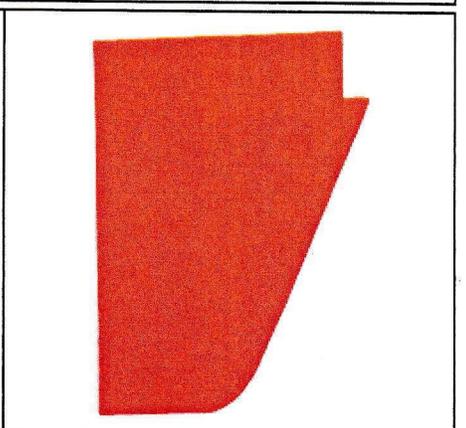
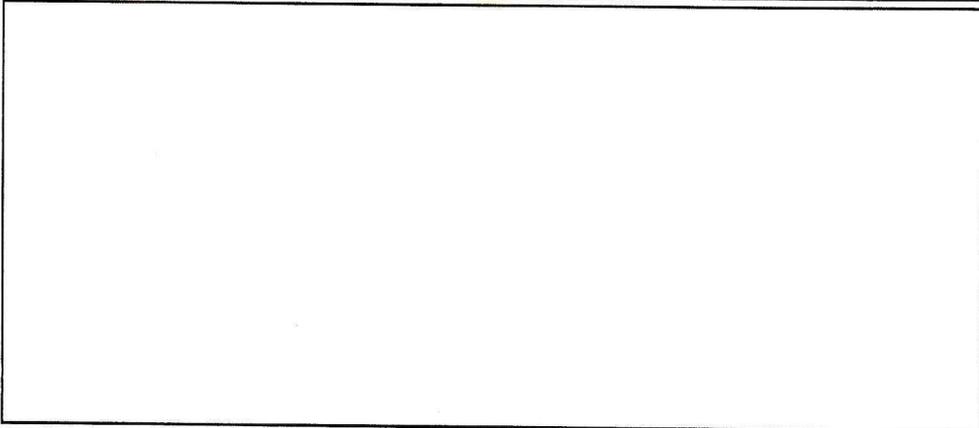
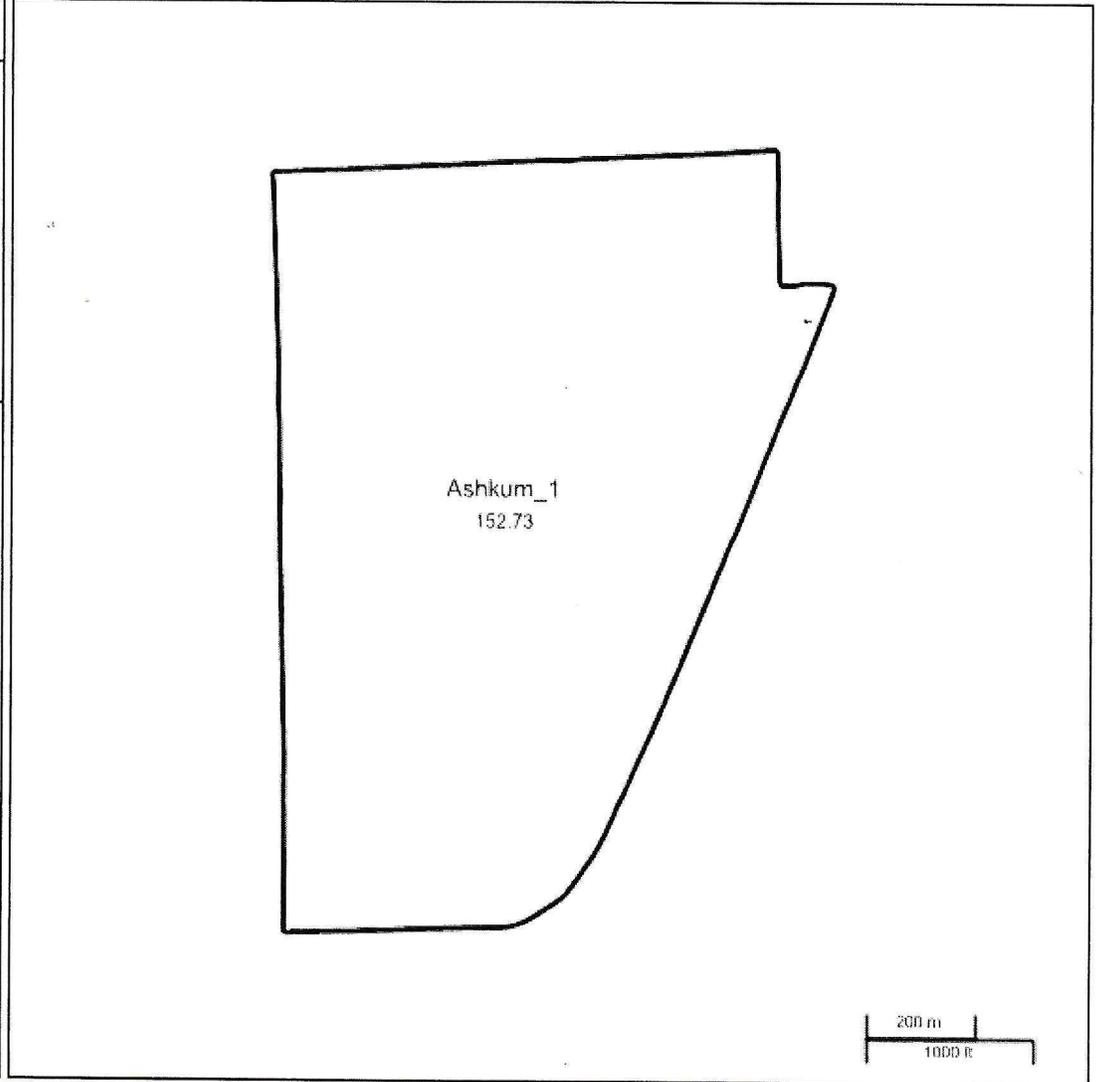
## Gilman Fertilizer

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

Legend	
Base Map	
	Water
	Roads
	Timber
	Waterway
	Buildings
Total Map Acres: 152.7	
Latitude: 40.890360	
Longitude: -87.967291	



# Gilman Fertilizer

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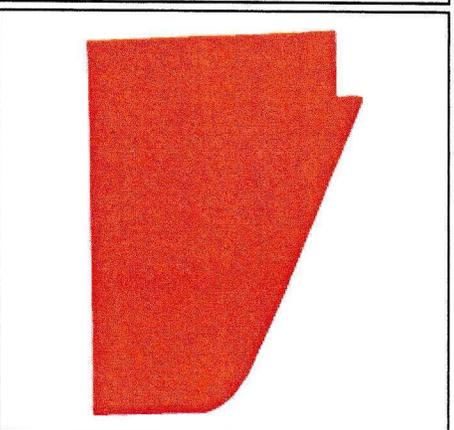
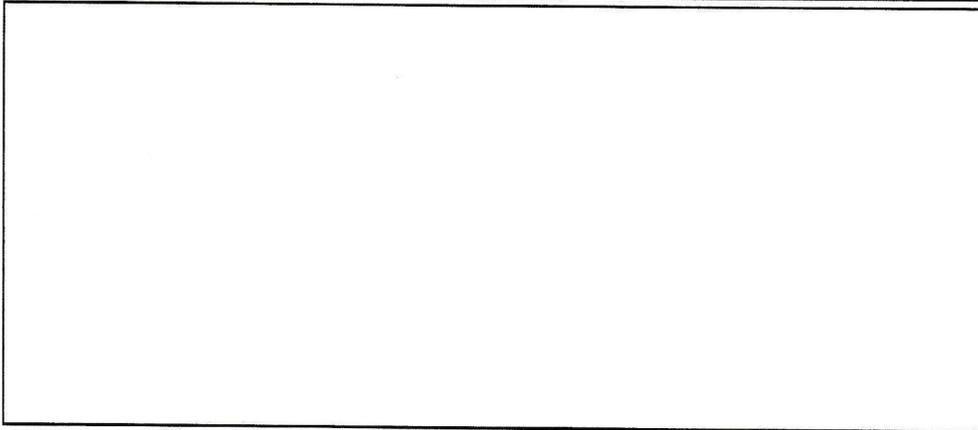
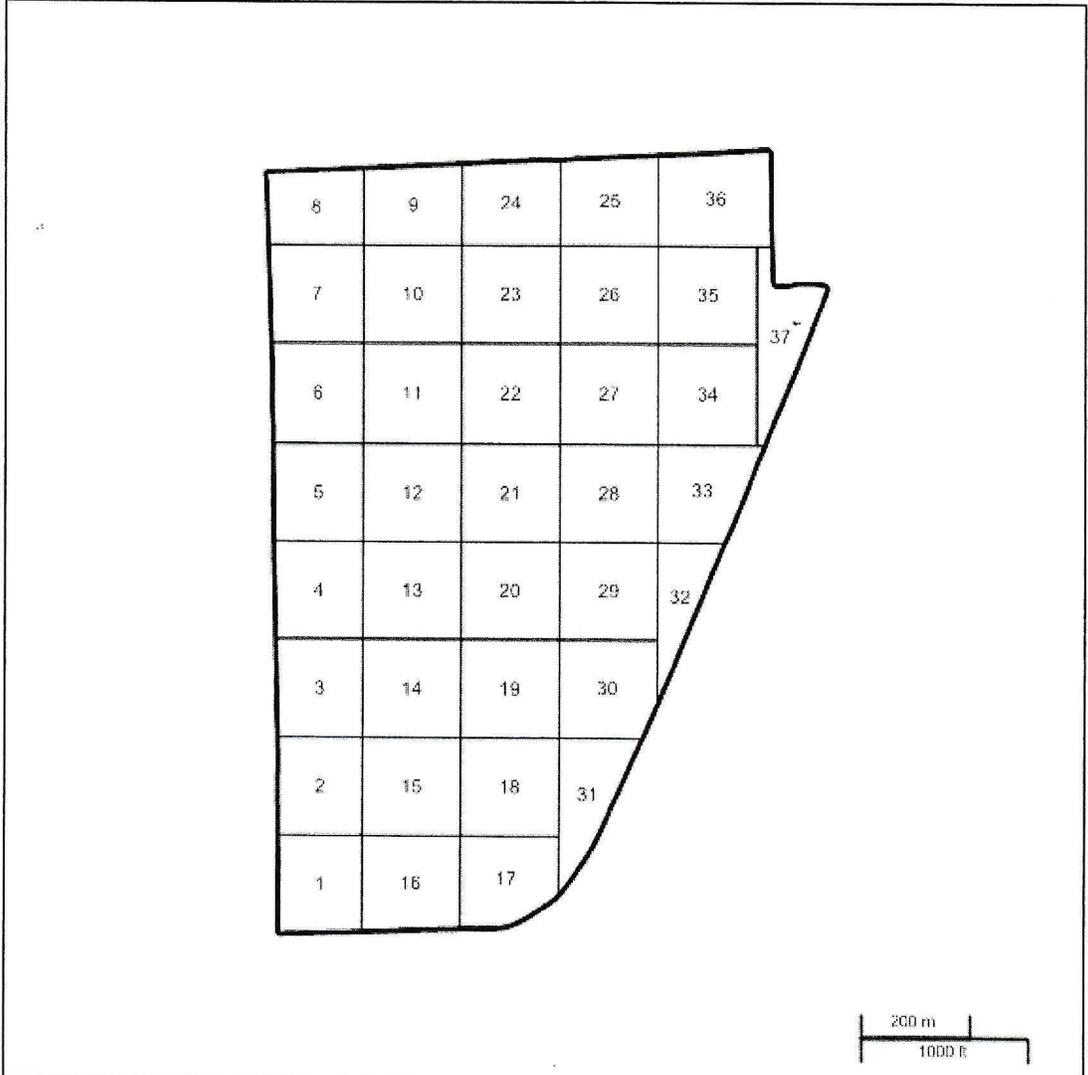
Legend

Base Map

-  Water
-  Roads
-  Timber
-  Waterway
-  Buildings

Total Map Acres: 152.7

Latitude: 40.890360  
Longitude: -87.967291







<u>Field Application Log - Dry Fertilizer &amp; Aglime</u>				
<u>Grower: Cliff Keigher</u>				
<u>Field Name</u>	<u>Date</u>	<u>Product</u>	<u>Rate</u>	<u>Crop</u>
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: Cliff Keigher</u>				
<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	