



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 3 Information

On the pages that follow, you will find the most current information on the 71.32 surveyed acres that comprise auction tract 3. 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 Survey, Tile Map & 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.

Past 5 Crop Average Yields: Corn: 188.6, Soybean: 47.6



**2024 Corn Yield
218.3 bushels/A**

DIRECTIONS: From the I-57/IL Hwy. 116 interchange at Ashkum (Exit 293), travel west on IL Hwy. 116 for 0.2 miles to Frontage Road. Turn northeast on Frontage Road and travel 0.3 miles. Property will begin on left (west) side of the road.

GPS: 40.888641, -87.966725

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

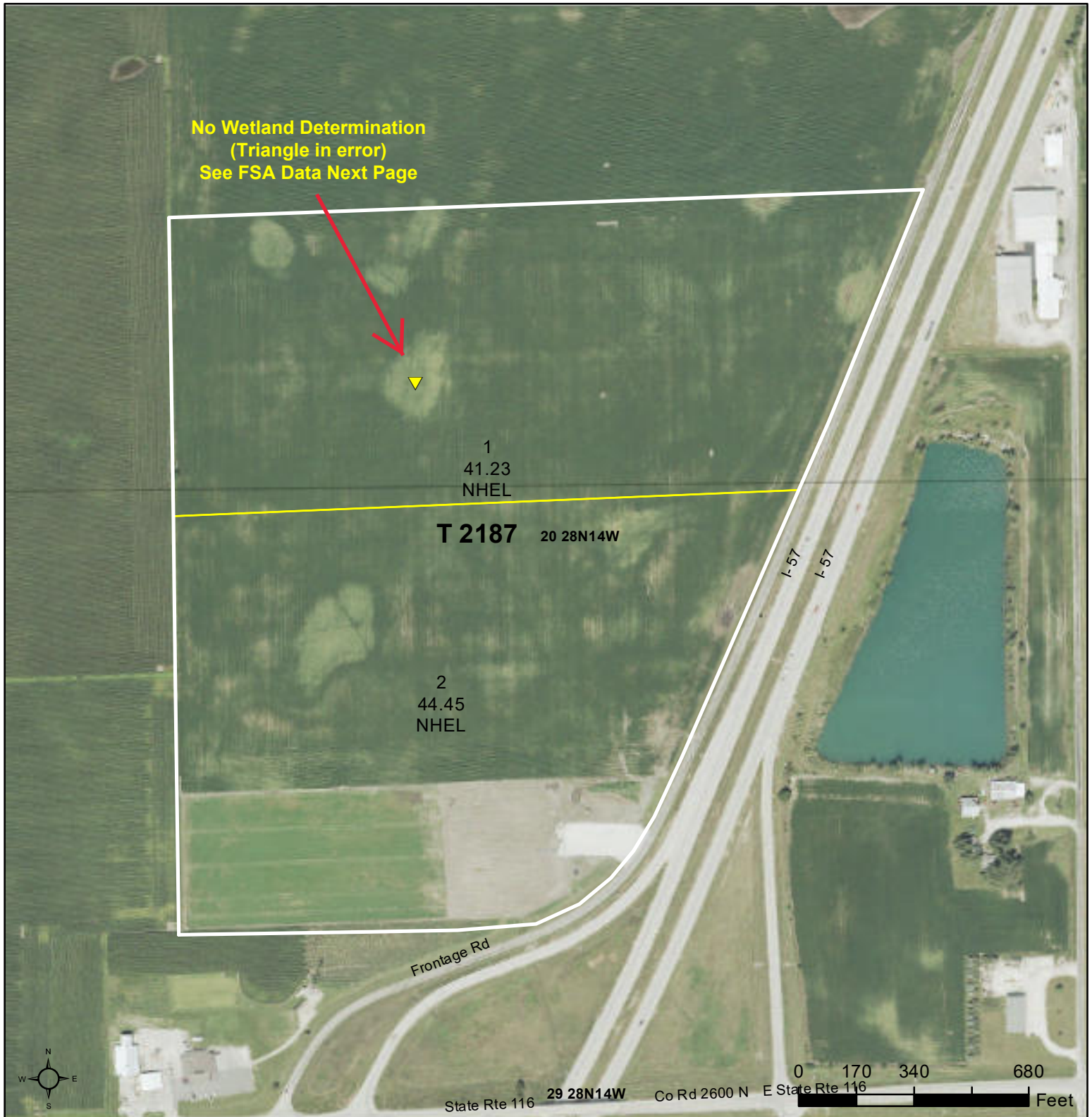


United States
Department of
Agriculture

Keigher Tract 3 - FSA Map

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 592
Tract 2187

Tract Cropland Total: 85.68 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).



Abbreviated 156 Farm Record

Operator Name : MICHELE M KEIGHER
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Keigher Tract 3 - FSA

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
85.68	85.68	85.68	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	85.68	0.00			0.00	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	54.30	0.00	165	0
Soybeans	31.30	0.00	45	0
TOTAL	85.60	0.00		

NOTES

Tract Number : 2187 - TRACT 3

Description : CENTRAL ASHKUM SEC 20
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 : CLIFFORD V KEIGHER, MICHELE M KEIGHER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
85.68	85.68	85.68	0.00	0.00	0.00	0.00	0.0



Keigher Tract 3

Abbreviated 156 Farm Record

Tract 2187 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	85.68	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	54.30	0.00	165
Soybeans	31.30	0.00	45
TOTAL	85.60	0.00	

NOTES

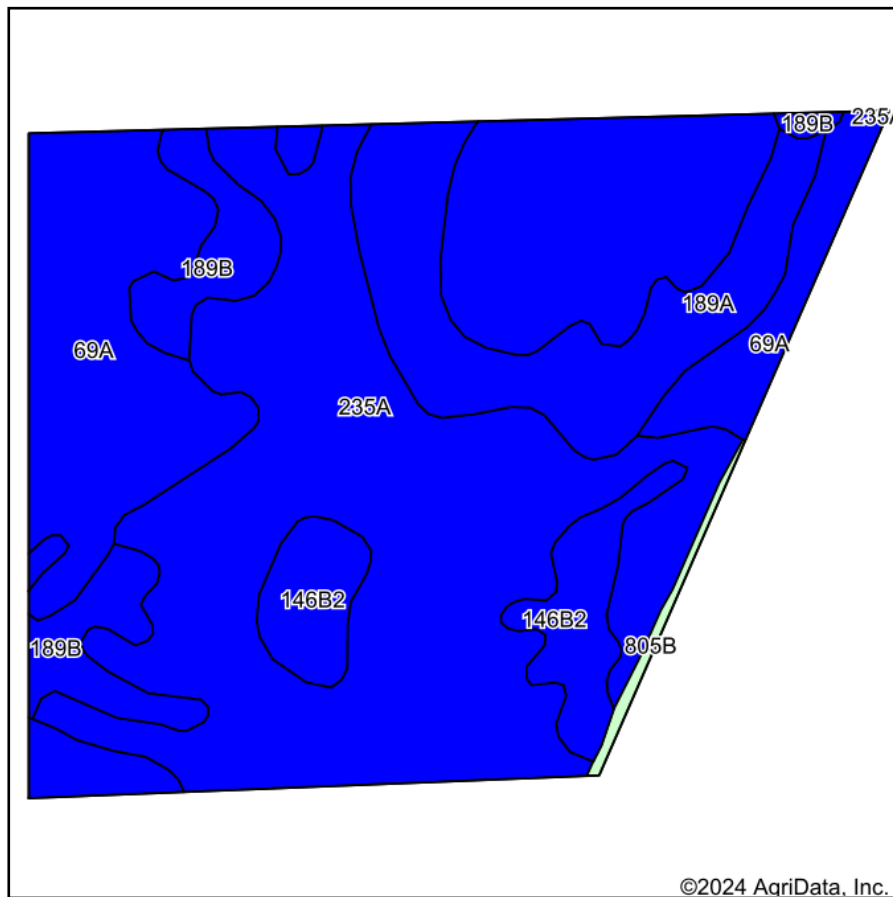
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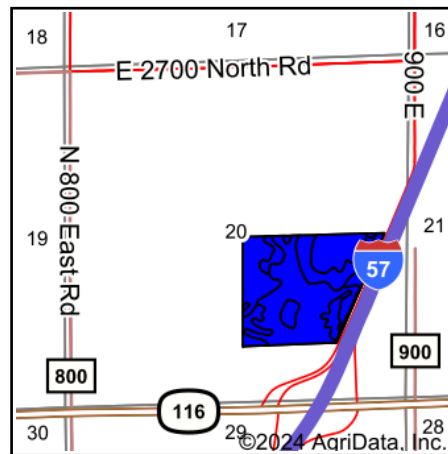
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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.

Keigher Tract 3 - Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Iroquois**
 Location: **20-28N-14W**
 Township: **Ashkum**
 Acres: **70.73**
 Date: **8/31/2024**

Maps Provided By:



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
**235A	Bryce silty clay, 0 to 2 percent slopes	29.09	41.1%		FAV	**161	**54	**63	**120
**69A	Milford silty clay loam, 0 to 2 percent slopes	23.22	32.8%		FAV	**171	**57	**68	**128
189A	Martinton silt loam, 0 to 2 percent slopes	8.56	12.1%		FAV	173	57	70	130
**189B	Martinton silt loam, 2 to 4 percent slopes	4.75	6.7%		FAV	**171	**56	**69	**129
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.64	6.6%		FAV	**158	**51	**64	**118
**805B	Orthents, clayey, undulating	0.47	0.7%		CROP YIELD DATA NOT AVAILABLE	**_998	**_998	**_998	**_998
Weighted Average						158.5	48.3	58.9	116.9

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

Keigher Tract 3 - Tax Bill

Ashkum Township

Parcel Number 10-20-400-016

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

CHECK #

CASH

CHANGE

1

IROQUOIS COUNTY REAL ESTATE TAX BILL

KEIGHER CLIFFORD & MICHELE

Ashkum Township

Parcel Number 10-20-400-016

SECOND Installment

\$1,237.64

Due Date

09/12/2024

IF POSTMARKED
AFTER THESE DATES

AMOUNT DUE

09/12/2024

\$1,256.20

09/23/2024

\$1,266.20

10/12/2024

\$1,284.77

2023
PAYABLE
2024

CHECK #

CASH

CHANGE

2

IROQUOIS COUNTY REAL ESTATE TAX BILL

KEIGHER CLIFFORD & MICHELE

23828

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: Ashkum Township

Tax Code: 03002

Legal Description

Parcel Number: 10-20-400-016

PT SE LYG W OF HWY

KEIGHER CLIFFORD & MICHELE

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

70.40

TAXING DISTRICTS	2022 RATE	2022 TAXES	2023 RATE	2023 TAXES
COUNTY	0.76337	\$0.00	0.72169	\$231.25
COUNTY PENSION	0.05316	\$0.00	0.04748	\$15.21
ASHKUM TOWNSHIP	0.15863	\$0.00	0.15267	\$48.92
ASHKUM R&B	0.24629	\$0.00	0.23703	\$75.94
ASHKUM FIRE	0.47253	\$0.00	0.44396	\$142.24
UNIT #4 CLIFTON CENTRAL	4.96090	\$0.00	4.92028	\$1,576.46
UNIT #4 CLIFTON CENTRAL PENSION	0.27088	\$0.00	0.26292	\$84.24
CENTRAL CITIZENS LIBRARY	0.12209	\$0.00	0.12033	\$38.55
JR COLLEGE 520 KCC	0.47043	\$0.00	0.44860	\$143.73
JR COLLEGE 520 KCC PENSION	0.00716	\$0.00	0.00699	\$2.24
MILKS GROVE, ASHKUM, CHEBANSE MULTI-TOWN	0.03705	\$0.00	0.03572	\$11.44
DD064 UN DD2 DANFORTH/ASHKUM MAIN		\$0.00		\$35.02
DD070 UN DD2 DANFORTH/ASHKUM SUB6		\$0.00		\$70.04
TOTAL TAX DUE	7.56249	\$0.00	7.39767	\$2,475.28

Cash Value	
Homesite Value	32,040
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 +	32,040
Taxable Value =	32,040
Tax Rate x	7.39767
Drainage +	105.06
Total Real Estate Taxes Due	\$2,475.28

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

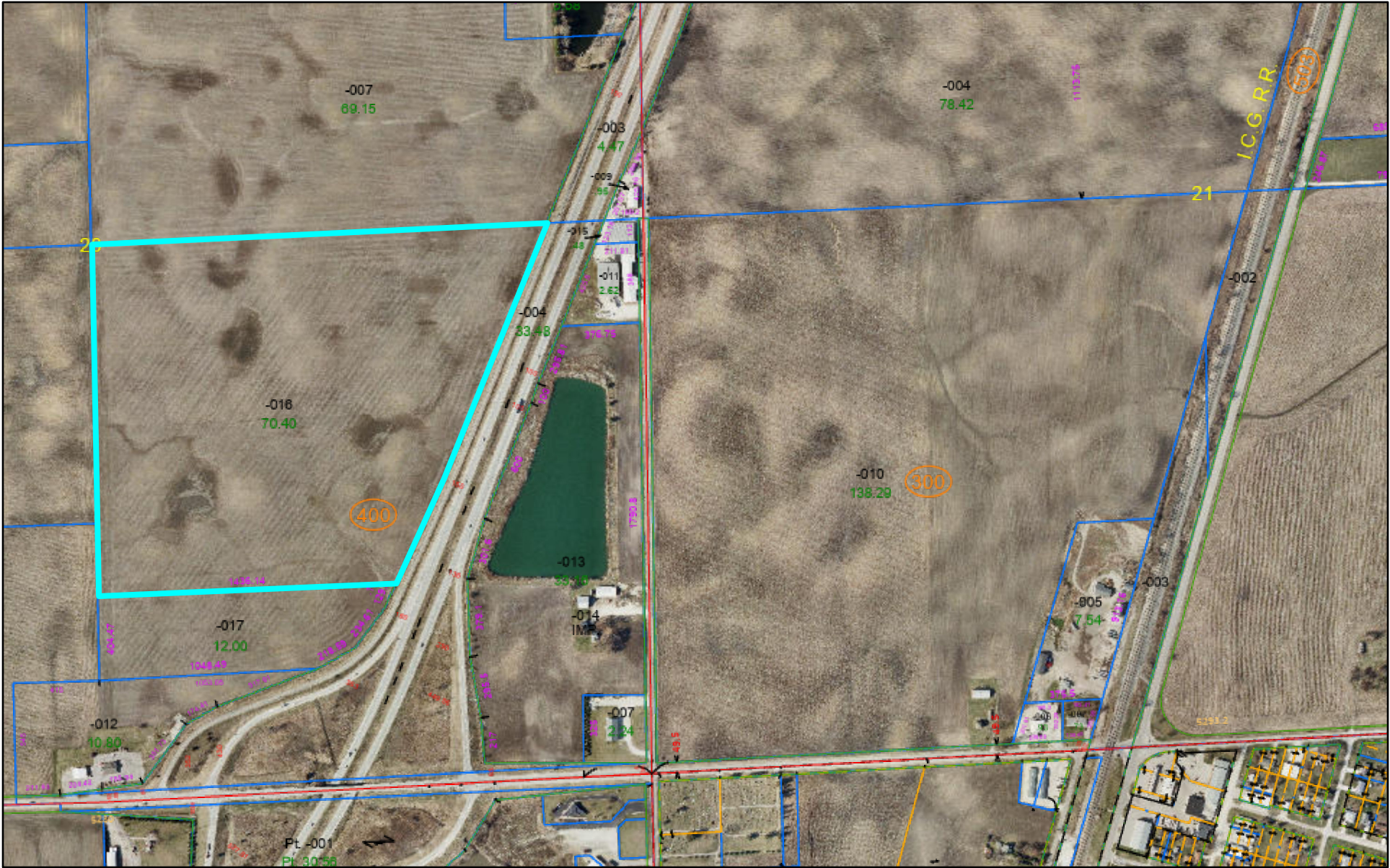
2nd Install Due: 09/12/2024 \$1,237.64

PLEASE READ REVERSE SIDE

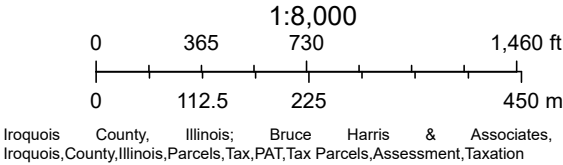
FOR CREDIT CARD PAYMENTS VISIT: iroquoisil.devnetwedge.com

23828

Keigher Tract 3 - 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
		Phone (815) 432-5431 Agency Code 12-3099 03		5. State Code / Name	
				IL	ILLINOIS

Year	Tract 3		
	Corn	Soybeans	
2013		54	
2014	206		
2015		37	
2016	202		
2017		52	
2018	174		
2019		53	
2020	175		
2021		42	
2022	186		
2023			
	188.6	47.6	5 Year Ave.
2024 Corn Yield Harvested 218.3			

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 0001-0006-000		NIRR						
10. Sect Twp Rng / FN or Other 20-028N-014W / 592		11. FSA Farm/ Tract/Field # 592/2187/1, 592/2187/2						
Tract 3-Corn								
12. Farm Name Cliff + Michale		13. Area Class		14. Map Area				
15. T-Yield 178.0	16. Insurability I	17. <input type="checkbox"/> CRP/USDA <input type="checkbox"/> NB <input type="checkbox"/> NS						
18. Est Share	19. Current Yr Rec Type (RT) ** Z	20. <input type="checkbox"/> New Prod^						
21. Multiple Crop Year Reporting Reason:								
22. Shareholder[LLT]								
23. Remarks/ Other 24. <input type="checkbox"/> 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
2014		17685.00	85.70		206	A	<input type="checkbox"/>	
2015		0.00	0.00		0	Z	<input type="checkbox"/>	
2016		17319.90	85.70		202	A	<input type="checkbox"/>	
2017		0.00	0.00		0	Z	<input type="checkbox"/>	
2018		14891.60 A	85.68		174	A	<input type="checkbox"/>	
2019		0.00 A	0.00		0	Z	<input type="checkbox"/>	
2020		15006.00 A	85.68		175	A	<input type="checkbox"/>	
2021		0.00 A	0.00		0	Z	<input type="checkbox"/>	
2022		15928.00 A	85.68		186	A	<input type="checkbox"/>	
2023		0.00 Z	0.00		0	Z	<input type="checkbox"/>	
34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed 07/17/2023			
	200.0 TA	189.0						
40. Prior Yield 198.0	41. Yld Ind	42. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No		43. <input type="checkbox"/> Include				
		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No		UUF/3rd Party				
Trend Adjusted Yield (TA)								

*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
218.3 Bushels/A



1. Insured Information		2. Agent / Agency Information		3. Crop Year	4. Policy Number
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				5. State Code / Name	
		Phone (815) 432-5431 Agency Code 12-3099 03		IL	ILLINOIS

Year	Tract 3		
	Corn	Soybeans	
2013		54	
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2021		42	
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2023			
	188.6	47.6	5 Year Ave.
2024 Corn Yield Harvested 218.3			

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 0001-0006-000		NFACN						
10. Sect Twp Rng / FN or Other 20-02N-014W / 592		11. FSA Farm/ Tract/Field # 592/2187/1, 592/2187/2						
Tract 3-SB								
12. Farm Name Cliff + Michele		13. Area Class	14. Map Area					
15. T-Yield 57.0	16. Insurability I	17. <input type="checkbox"/> CRP/USDA <input type="checkbox"/> NBS <input type="checkbox"/> NS						
18. Est Share	19. Current Yr Rec Type (RT) ** Z	20. <input type="checkbox"/> New Prod^						
21. Multiple Crop Year Reporting Reason:								
22. Shareholder[LLT]								
23. Remarks/ Other		24. <input type="checkbox"/> YC OptOut						
25. Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc. QLEH	32. OptOut YE	33. UUF
2013		4861.00	89.20		54	A	<input type="checkbox"/>	
2015		3168.80	85.70		37	A	<input type="checkbox"/>	
2016		0.00	0.00		0	Z	<input type="checkbox"/>	
2017		4447.00	85.70		52	A	<input type="checkbox"/>	
2018		0.00 Z	0.00		0	Z	<input type="checkbox"/>	
2019		4545.40 A	85.68		53	A	<input type="checkbox"/>	
2020		0.00 Z	0.00		0	Z	<input type="checkbox"/>	
2021		3616.00 A	85.68		42	A	<input type="checkbox"/>	
2022		0.00	0.00		0	Z	<input type="checkbox"/>	
2023		0.00 Z	0.00		0	Z	<input type="checkbox"/>	
34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed 07/17/2023			
	52.0 TA	48.0						
40. Prior Yield	41. Yld Ind	42. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No		43. <input type="checkbox"/> Include				
51.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No		UUF/3rd Party				
Trend Adjusted Yield (TA)								

*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
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