

PLAT OF SURVEY

PARCEL 1

That part of the Northeast Quarter of Section 6, Township 26 North, Range 14 West of the Second Principal Meridian, in Iroquois County, Illinois being described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 6; Thence South 87*23'20" West along the North Line of said Northeast Quarter, 811.15 feet to the East Line of the West 1156 feet of the East Half of the West Half of said Northeast Quarter as measured along the South Line thereof; thence South 01°53'07" East along said East Line, 105.06 feet to the Point of Beginning; thence continuing South 01°53'07" East along said East Line, 2514.14 feet to the South Line of said Northeast Quarter; thence North 87°19'47" East along said South Line, 250.00 feet; thence North 01°53'05" West, 2511.01 feet to the South Line of U.S. Route 24 as dedicated; thence South 88°02'47" West along said South Line, 250.00 feet to the Point of Beginning.

PARCEL 2:

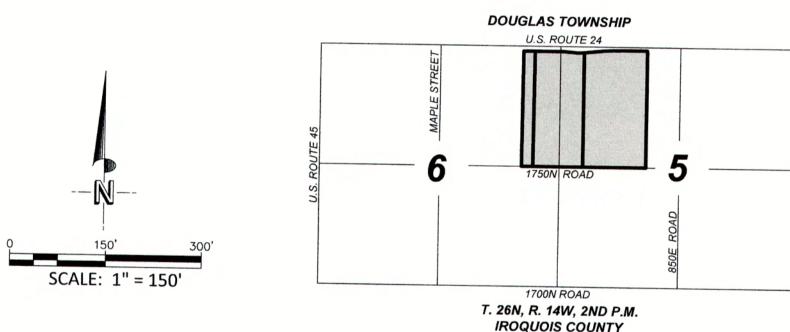
That part of the Northwest Quarter of Section 5 and the Northeast Quarter of Section 6, Township 26 North, Range 14 West of the Second Principal Meridian, in Iroquois County, Illinois being described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 5; thence North 87°47'02" East along the North Line of said Northwest Quarter, 84.30 feet; thence South 02°24'23" East, 114.76 feet to the Point of Beginning; thence South 87°56'18" East along the South Line of U.S. Route 24 as dedicated, 303.01 feet; thence North 84°44'42" East along said South Line, 131.70 feet; thence South 02°23'04" East, 2489.66 feet to the South Line of the Northwest Quarter of said Section 5; thence South 87°59'19" West along said South Line, 521.34 feet to the West Line of the Northwest Quarter said Section 5; thence South 87°19'47" West along the South Line of the Northeast Quarter of said Section 6, a distance of 580.42 feet; thence North 01°53'05" West, 2511.01 feet to the South Line of U.S. Route 24 as dedicated; thence North 88°02'47" East along said South Line, 647.23 feet to the Point of Beginning.

PARCEL 3:

That part of the Northwest Quarter of Section 5, Township 26 North, Range 14 West of the Second Principal Meridian, in Iroquois County, Illinois being described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 5; thence North 87°47'02" East along the North Line of said Northwest Quarter, 1903.26 feet to the West Line as described and shown on plat recorded as Document 78-R-1018 extended North; thence South 02°21'05" East along said extended West Line, 71.87 feet to the Point of Beginning; thence continuing South 02°21'05" East along said West Line, 2553.12 feet to South Line of said Northwest Quarter; thence South 87°59'19" West along said South Line, 1384.00 feet; thence North 02°23'04" West, 2489.66 feet to the South Line of U.S. Route 24 as dedicated; thence along a curve concave to the North, having a Radius of 4254.97 feet, an Arc Length of 194.97 feet, a Chord Bearing North 82°32'41" East, 194.95 feet to a point of tangency; thence North 81°13'56" East along said South Line of U.S. Route 24, a distance of 103.86 feet to a point of curvature concave to the South; thence along said curve having a Radius of 4344.43 feet, an Arc Length of 493.22 feet, a Chord Bearing North 84°29'05" East, 492.96 feet to a point of tangency; thence North 87°44'13" East along said South Line of U.S. Route 24, a distance of 595.82 feet to the Point of Beginning.



LEGEND

	0	FOUND IRON PIPE
		SET %"IRON ROD WITH ORANGE (STAMPED "J. CROSS 3880"
		FOUND IRON ROD
	_	SET MAG NAIL
		R-O-W MARKER/SET IRON ROD
	×	SET MAG SPIKE
	Δ	FOUND RAILROAD SPIKE
	0	STORM SEWER MANHOLE
	18.79	CURB INLET
	P	PIPELINE MARKER
	TP	TELEPHONE PEDESTAL
8	д	POWER POLE
	\leftarrow	GUY WIRE
	-0	ROAD SIGN
	€	FIBER OPTIC CABLE MARKER
	(7.77')	MEASUREMENT OF RECORED

JONATHAN C.

CROSS 035.003880

. ILLINOIS

I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY BEING DESCRIBED AND SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18 th DAY OF OCTOBER

LICENSE EXPIRES NOVEMBER 30, 2024

PARCEL 1: ± 628,115 SQ.FT.

PARCEL 2: ± 2,727,523 SQ.FT.

PARCEL 3: ± 3,513,461 SQ.FT.

TOTAL: ± 6,869,099 SQ.FT. ± 157.70 ACRES

± 14.42 ACRES

 \pm 62.62 ACRES

± 80.66 ACRES

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003880

GENERAL NOTES

- 1. Basis of bearing is referenced from Illinois East State Plane Coordinates on N.A.D.83 (2011 Adjustment). measurements shown hereon are expressed in feet and decimal parts thereof.
- 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 October 10,
- 4. Any deeds, easements, dedications, underlying restrictions or matters of record affecting subject property being shown hereon is referenced from the title commitment prepared by Iroquois Title Company File Number 72105, with an effective date of September 13, 2024. No document search was performed by the surveyor.
- 5. The legal descriptions will not reflect any current deed of record. This plat of survey is creating new parcels of land as described and shown hereon.



M GINGERICH GEREAUX & ASSOCIATES Firm License # 184.001808-0010

P. 815-939-4921 www.mg2a.com F. 815-939-9810 240 N. INDUSTRIAL DRIVE | BRADLEY, IL. 60915

ORDERED BY: DICK KEIGHER

SITE ADDRESS: U.S. ROUTE 24, GILMAN, IL 60938

DRAFTED BY: JCC JOB NUMBER: FIELDED BY: CAN

Keigher Tracts 4-5 (West 100 Acres)

Gilman Fertilizer

Gilman, IL 60938

Customer: Keigher Cliff County: Iroquois 70428_13 (#4369) Mann Farm_Middle 100 Field: Township: **Douglas East** Description: Range: Acres: 103.47 Section: # of Samples: 24 Date Tested: 07/20/2017 Legend Base Map Water Roads Timber Waterway Buildings Mann Farm_Middle 100 103 47 Total Map Acres: 103.5 Latitude: 40.763379 Longitude: -87.977309

Gilman Fertilizer

Gilman, IL 60938

Keigher Cliff 70428_13 (#4369) Mann Farm_Middle 100 austomer: County: Township: Iroquois Field: **Douglas East** Description: Range: Acres: 103.47 Section: # of Samples: 24 Date Tested: 07/20/2017 Legend Base Map 19 6 18 Water Roads Timber 5 8 17 20 Waterway Buildings 9 16 21 3 10 15 22 2 11 14 23 Total Map Acres: 103.5 24 12 13 Latitude: 40.763379 00 m Longitude: -87.977309



Special Report For: Cliff Keigher

LABORATC ANALYSIS AND RECOMMENDATION RE

Order No: 324396

Samples Submitted by: Jamie Russell Client ID: 6572 Gilman Fertilizer Co Inc Report Date: 07/18/2017

Farm Name: Mann Farm Field Name: Middle 100

Gilman, IL 60938-0065

108 S Main

PO Box 65

Field Acres: 103.47

•		-			Per Acre		Percent			Par	ts Per N	fillion			dS/m	 PPM		The	s/Ac		Percer	nt Satu	ration		meq. 100g
Sample Number	Water	Buffer	Phos-	Pota-		Mag-	Organic		-	Mang-		1				IO3-N		Bray	Olsen		1 CIUCI	it Satt	auon		100
1	5.7	рп 6.4	phorus*	ssium 249	Calcium 3746	nesium	Matter	Sulfur	Zinc	anese	Boron	Iron	Copper	Sodium	SS	Surf	Total	P2	P	Ca	Mg	K	н	Na	CEC
2						553														57.4	14.1	2.0	26.2	.30	16
2	6.1	6.7	80	288		795													1	64.1	16.2	1.8	17.8	.18	20.
3	6.2	6.7	41	223		573							M (1 1				1	64.7	16.4	2.0	16.6	.32	14.
4	6.7	7.3		865		510	3.2				-				1					71.5	14.1	7.4	6.8	.22	15.
5	6.5	7.1	62	471	5370	988	3.5									1				66.8	20.5	3.0	9.6	.15	20.
6	6.1	6.7	44	344	5988	1122	3.5									1 1				61.5	19.2	1.8	17.2	.33	24.
7	6.4	7.0	61	456	6682	1400	3.2													4	22.0		12.6	.20	
8	6.1	6.7	36	284	5640	957	3.2									1 1				63.0			17.4	.15	
9	6.1	6.7	43	260	3950	623	3.2								-					62.9	-		18.2	.26	-
10	6.2	6.8	76	369	6398	1133	3.1								- 1	1 1	1				18.9	-	15.2	.16	
11	6.3	6.9	64	385	6096	1109	3.2								- 16										
12	6.3	6.9	36	227	4436	669	3.0		- 1							1 1				63.5	- 1		15.0	.21	24.0
13	6.2	6.8	31	263	4284	659	3.0								-		-	-		67.7	-	_	13.2	.31	16.4
14	6.4	7.0	50	285	4144	650	3.2					1			1					64.9		-	16.0	.38	16.
15	5.9	6.6	45	224	3772	602	3.0		1			1		- 1						67.8	100	-	11.8	.32	15.3
16	6.1	6.7	40	247	4284	767	3.1		1			- }	1	1			- 1			59.8		-	22.2	.28	15.8
17	6.1	6.6	37	318	5888	1143	3.6		-					-	-	- 4				62.0			17.4	.21	17.3
18	6.3	6.9	46	378	5754	1227	3.2										1		1	100	19.6		17.8	.19	24.3
19	5.7	6.4	55	372	5420	1042	3.2	- 1	1	1					1						22.1		13.6	.19	23.2
20	6.3	6.9	54	415	6122	1453	3.2		{	1		1			- 1				1	54.6			25.8	.19	24.8
21	6.2	6.8	40	263	5126	859	3.2	-	-	-										60.3			13.6	.19	25.4
22	6.2	6.8	40	288	4448	681	3.3	1					- 1							64.8	18.1	1.7	15.2	.18	19.8
23	6.3	6.9	51	236	4098	565				- 1	4				- 1					65.2	16.6	2.2	15.8	.24	17.1
24	6.5	7.1	87	351			3.1	1	1										1	67.8	15.6	2.0	14.4	.22	15.1
eld	6.2		48		6140	1145	3.4				- 1									67.6	21.0	2.0	9.2	.17	22.7
edian	0.2	6.8	48	288	5188	827	3.2													63.7	17.8	2.0	15.5	.21	19.9

SGS North America Inc.

117 E Main Street

375 N Old Route 66 PO Box 531 Hamel, IL 62 046

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www.cropservices.sgs.com, www.sgs.com



LABORATO ANALYSIS AND RECOMMENDATION RE

Order No: 324396

Samples Submitted by: Jamie Russell

Special Report For: Cliff Keigher

Client ID: 6572

Gilman Fertilizer Co Inc.

Report Date: 07/18/2017 Farm Name: Mann Farm Field Name: Middle 100

108 S Main PO Box 65

Field Acres: 103.47

Gilman, IL 60938-0065

		1		1	Per Acn	е		Percent		11	Par	ts Per M	Illion			dS/m	P	PPM		1 11	s/Ac	1	Dorce	nt Satu	ration		100
Sample Number	Water pH	Buffer pH	Phos- phorus*	Pota- ssium	Calciur			Organic Matter	Sulfur	Zinc	Mang- anese		Iron	Conner	Sodium	99		O3-N Surf	1 Tatal	Bray P2	T.	Ca				Ma	1
				Fe	rtility Leve	el					120,000		non-				1.0						Mg	K	H	Na	CE
		Field Median	V Low	Low	Optim.	High	V High							re	unzer F	cecomm	nendatio	ns ar	e in Po	unds p	er Acre	е			1		
Water	H	6.3	2			_		-	_						-										1		
Phospho	rus	48					1		ir	ntende	d Crop		Corn G	rain		Soybea	an		Corn G	rain		Con	bean		1		
Potassiu	ım	288						1		Viol	d Goal			- 3-3111	1										1		
Calciur	n.	5188								TIE	u Guai		200 Bu			60 Bu/A			200 Bu	/Ac		60 1	Bu/Ac		1		
Magnesi	um	827						1				N -	P20,	- K,O	N -	P205 -	- K,O	N -	- P,O,	- K,O	N	- P.C) - A	.0			
Organic Ma	atter	3.2								B	uild-up	0	- 9	- 32	0	- 9 -	32		- 9	22		-	9 - 3		0		
Sulfur														-	-		UL			- 32		U - 3	9 - 3	2			
Zinc								-	Crop Re	moval	: IL	240	- 86	- 56	0	- 50 -	- 78	2/1	0 - 86	56			0 -	70			
Mangane	se											1 2/2	-			- 00	7.0	24	0 - 00	- 30		- 5	0 -	0			
Boron			-					**TC	TAL R	FOLIE	PED	240	O.F.	- 88	-		440	-			-				1		
Iron					1			- 10	TO IL	LGOII	NLU	240	- 95	- 00	0	- 59 -	110	240	0 - 95	- 88	. 0	- 59	9 - 1	10			
Copper							-	Credit	e H	igh Fe	Hilita	0	0	•					Z 120						-		
Sodium	1		-					- Credit	. 11	gir i ei	unty	U	- 0	- 0	.0	- 0 -	. 0	(0 - 0	- 0	44	0 -	0 - 1)			
Olsen P)								**ADJU			240	05	- 88	0					-							
Bray P1								REC	OMMEN	IDATIO	NS	240	- 95	- 88	0	- 59 -	110	240	95	- 88	0	- 59	- 1	10	DI.		
		mendations PPM = Lbs/			Tons/Ac						Adju	st Nitro	gen R	ecomme	endations	s for Prev	vious Cro	n or o	other N 9	Sources				-			

Previous Crop: None Specified

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.

250 \$ 5-0-60

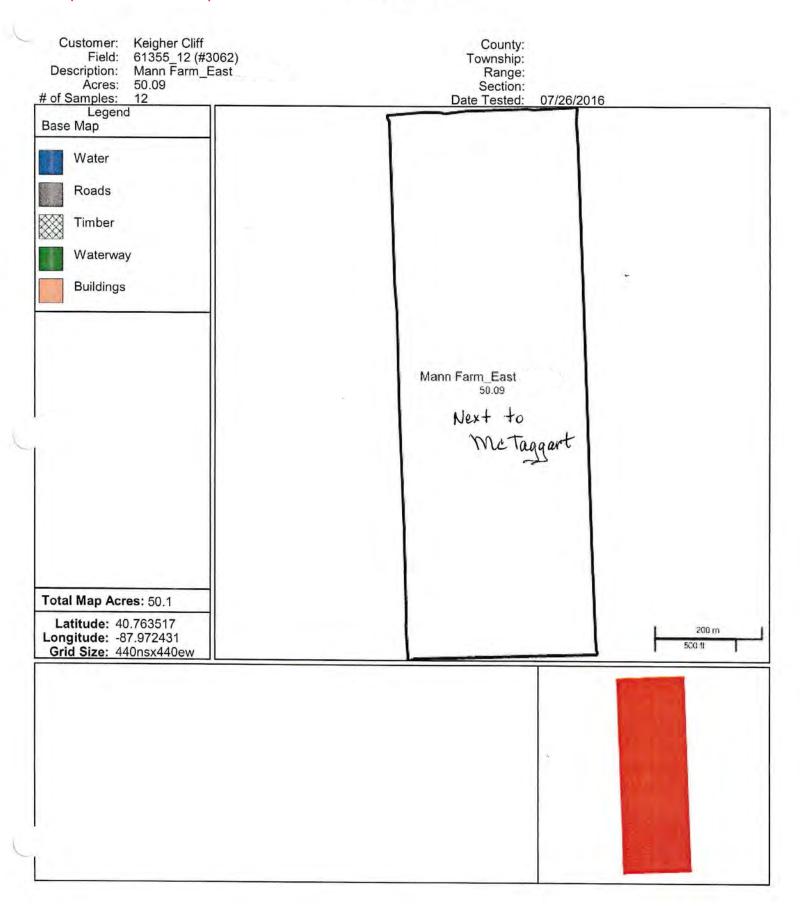
VRT LIMO APPROX. IUG tons

Field Application Log - Dry Fert Grower: Cliff Keigher				
Field Name	Date	Product	Rate	Crop
Mann Farm Middle - 103.5 A	10/08/2015	18-46-0	200lbs	BS
		0-0-60	250lbs	
	10/04/2017	18-46-0	250lbs	BS
		0-0-60	250lbs	
	10/04/2017	Ashkum Lime	VRT	BS
		146.29 tons		
Mann - All bean stubble 200A	09/20/2018	18-46-0	100lbs	BS
		0-0-60	100lbs	

Keigher Tracts 4-5 (East 50 Acres)

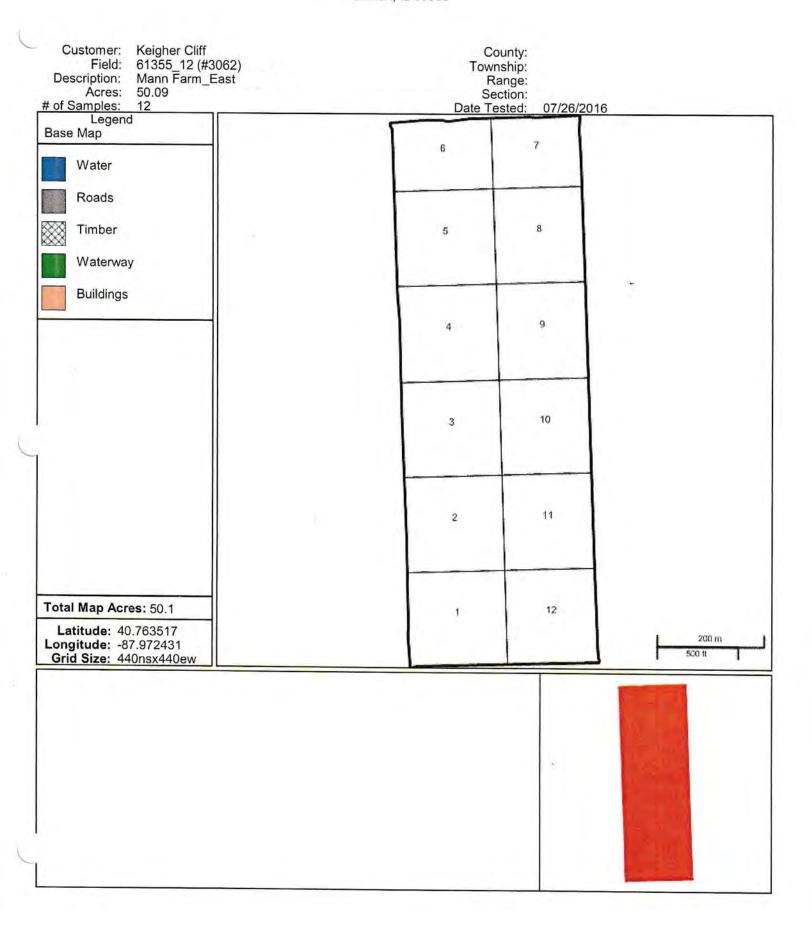
Gilman Fertilizer

Gilman, IL 60938



Gilman Fertilizer

Gilman, IL 60938





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: 315587

Client ID: 6572

Report Date: 07/25/2016 Farm Name: Mann Farm

Field Name: East Field Acres: 50.09

										Gill	nan, i	L 008	38-000	00											meq/
				Pounds	Per Acre		Percent			Par	ts Per M	illion			dS/m	PPM		ı	bs/Ac		Percer	t Satu	ration	1	100g
Sample	Water	Buffer	Phos-	Pota-	-	Mag-	Organic			Mang-						NO3-N		Bray			5.1		1	Q	
Number	pH	pH	phorus*	ssium	Calcium	nesium	Matter	Sulfur	Zinc	anese	Boron	tron	Copper	Sodium	SS	Sı	rf To	al P2	Р	Ca	Mg	K	н	Na	CEC
1	6.0	6.7	62	381	5108	1361	3.0		-	-	-								1	53.5	23.7	2.0	20.6	.14	23.9
2	5.8	6.4	58	423	6126	1537	3.6													51.7	21.6	1.8	24.8	.11	29.6
3	5.8	6.5	61	401	5206	1088	3.5										1			54.9	19.1	2.2	23.6	.17	23.7
4	5,9	6.6	49	399	6174	1483	3.4			-										54.6	21.9	1.8	21.6	.13	28.3
5	6.0	6.7	120	486	5908	1189	3.5												-11-7	57.7	19.3	2.4	20.4	.16	25.6
6	5.9	6.6	39	375	5632	1055	3.4									1		1		58.4	18.2	2.0	21.2	.17	24.1
7	5.8	6.5	42	288	5034	849	3.4						1						1	57.8	16.3	1.7	24.0	.20	21.8
8	6.4	6.9	35	293	7144	1162	3.6													67.9	18.4	1.4	12.2	.12	26.3
9	6.0	6.7	40	276	5708	1104	3.5													58.5	18.9	1.5	21.0	.16	24.4
10	6.1	6.7	27	391	5334	1148	3.0									1	1			58.2	20.9	2.2	18.6	.14	22.9
11	5.5	6.4	33	317	3416	732	2.2								B . I	1		1	1	50.3	18.0	2.4	29.2	.20	17.0
12	5.9	6.6	42	385	5894	1389	2.9													54.7	21.5	1.8	21.8	.13	26.9
Field Median	5.9	6.6	42	383	5670	1155	3.4													56.3	19.2	1.9	21.4	.15	24.2

SGS North America Inc.

1511 E Main Street 117 E Main Street

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Page 1



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: 315587

Client ID: 6572 Report Date: 07/25/2016

Farm Name: Mann Farm

Field Name: East Field Acres: 50.09

		_		Pounds	Per Acre	0	P	ercent			Par	ts Per M	illion			dS/m	PPM	Lt	os/Ac		Perce	nt Satu	ration		100g
Sample Number	Water	Buffer pH	Phos- phorus*	Pota- ssium	Calcium			rganic Matter	Sulfur	Zinc	Mang- anese		Iron	Copper	Sodium	SS	NO3-N Surf Tota	Bray P2	Olsen	Ca	Mg	к	н	Na	CE
				Fe	rtility Leve	1								Fer	tilizer F	Recomm	endations are in Po	ounds p	er Acre	9					
		Field Median	V Low	Low	Optim.	High	V High																		
Water	pH	5.5							- 4							0.1	0	2000		r	4		1		
Phospho	orus	42							10	ntende	d Crop	,	Corn G	rain		Soybea				-	bean		1		
Potassi	ium	383								Yiel	d Goal	- 5	200 Bu	/Ac		60 Bu/A	c 200 B	u/Ac		60 E	Bu/Ac		1		
Calciu	ım	5670										N -	P.O.	- K,O	N-	P,O , -	K,O N - P,O.	- K.C	N	- P,C	0 1	K.O.	1		
Magnesi	ium	1155								- 6	200	100								0 -	4	-			
Organic N	Matter	3.					-			В	uild-up	0	- 18	- 0	0	- 18 -	- 0 0 - 18	- 0		0 -	10 -	U			
Sulfu	ir							C	ron Re	moval	. 11	0.40	00		0		78 240 - 8			- 5	0	70			
Zinc												240	- 80	- 56	U	- 50 -	76 240 - 0	0 - 50	, ,	- 5	0 -	10			
Mangan	ese							-											57			-			
Boror	n						- 1	**TO	TAL R	EQUIF	RED	240	- 104	4 - 56	0	- 68 -	78 240 - 10)4 - 5	6. 0	- 6	8 -	78			
Iron	-														-		7 2 2 2				_	_	1		
Coppe	er							Credits	s: H	igh Fe	rtility	0	- 0	- 0		- 0 -	0 0 - 0	- 0		0 -	0 -	0			
Sodiur	m								*ADJU	eten					-				- 1						
Olsen	P									NDATIO	PIA	240	- 104	4 - 56	0	- 68 -	78 240 - 10	14 - 51	6 0	- 6	8 -	78			
Bray P								INLU	OIVEVILL	TOA IIC													+		
Limeston	e Recor	nmendations		3.0	Tons/Ac	re					Adju	ust Nitre	gen R	lecomme	endation	s for Prev	vious Crop or other N	Source	S.						

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

Previous Crop: None Specified

Optimum Ranges: Water pH: 6.3 - 6.8 Phosphorus: 45 - 75 Potassium: 350 - 430

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

250 # 18-46-0

SGS North America Inc.

1511 E Main Street 117 E Main Street

PO Box 175 Belleville, IL 62221 t (618) 233-0445 f (618) 233-7292 PO Box 540 Toulon, IL 61483 t (309) 286-2761 f (309) 286-6251

VRT Lime Approx. 107 Tons

mea/

Field Application Log - Dry F	ertilizer & Aglime			
Grower: Cliff Keigher				
<u>Field Name</u>	Date	Product	Rate	Crop
Mann Farm E 50 & W 53	11/14/2014	18-46-0	250lbs	BS
		0-0-60	200lbs	
East 50A only	11/12/2016	18-46-0	250lbs	BS
		0-0-60	200lbs	
East 50A only	11/15/2016	Lehigh FG	VRT	BS
		102.13 tons		
Mann Farm Cliff West	09/30/2020	18-46-0	250lbs	BS
		0-0-60	200lbs	BS
Mann Farm James East	09/30/2020	18-46-0	250lbs	BS
		0-0-60	200lbs	BS