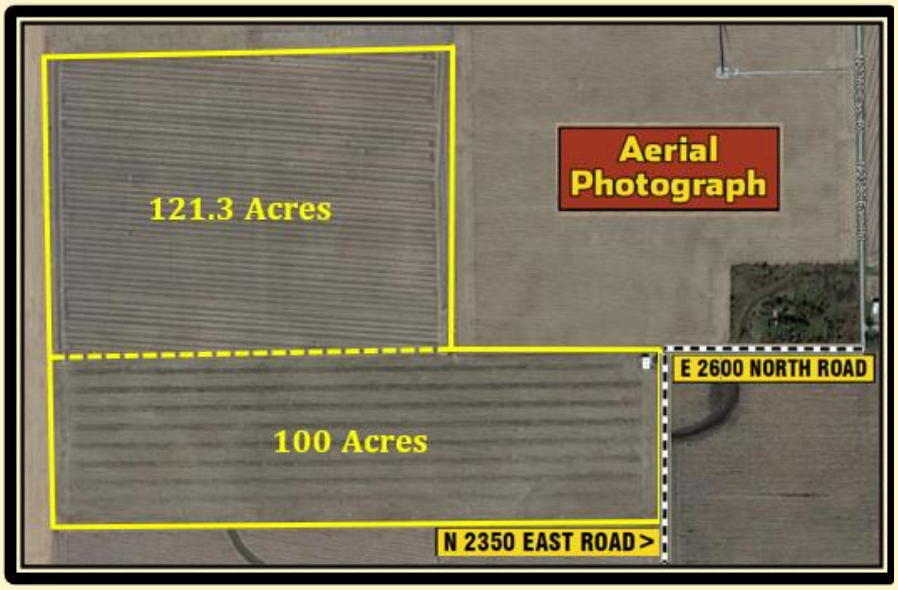
The Loranda Group
McLean County, IL
Wallace Farm - 221.3 +/- Acres

221.3 ACRES NOW AVAILABLE!

The Sellers of the 121.3 acres have an additional 100 acres, adjacent to the south boundary of the 121.3 tract currently being marketed, that can be purchased as part of this sale if desired. Because of this change, the bidding deadline is extended to Tuesday, December 1, 2026. If interested in the larger unit, please see the additional information (besides what is posted on the Loranda website) that follows in this packet.

NOTE: BIDS CAN BE PLACED ON EITHER THE 121.3 ACRE TRACT or THE 221.3 ACRE WHOLE UNIT, BUT NOT ON THE 100 ACRES BY ITSELF.

SEALED BID SALE – BID DEADLINE: December 1, 2026, at 5 PM (CT)!





The 100-Acre South tract has a 48' x 72' Machine Shed located on the NE corner of the tract at the road curve.

The Loranda Group

McLean County, IL
Wallace Farm - 221.3 +/- Acres
Sealed Bid Terms & Conditions

BID SUBMISSION DEADLINE: Tuesday, December 1, 2026, at 5 PM (CT)

SEALED BID SALE PROCEDURE: Bidders will have the opportunity to submit one bid, their best, for the property. A detailed explanation of how to prepare and submit a bid is available on the Loranda website. All sealed bids must either be emailed or personally delivered to Broker Don Meyer and must be made in the form of an executed Agreement to Purchase Real Estate at Sealed Bid Sale provided by The Loranda Group. All blanks must be filled in or marked N/A (non-applicable). The bid(s) shall not be subject to any contingencies or conditions except as set forth in the Agreement to Purchase. **BIDDERS MUST SUBMIT THEIR BEST BID AS THEY WILL NOT HAVE ANY OPPORTUNITY TO RAISE THEIR BID AT A LATER TIME.** The sealed bids shall either be emailed to donemeyer@gmail.com or delivered in person to Don Meyer (309.531.2825). Only those sealed bids received by 5PM (CT) on Tuesday, December 1, 2026, will be considered.

DOWN PAYMENT: Within 24 hours of being notified that their bid has been accepted, the Buyer(s) must pay by check or wire transfer U.S. funds that equals 10% of the amount bid, to the Twin City Title Company in Bloomington, IL. The remainder of the purchase price is payable in cash or by wire transfer at closing.

ACCEPTANCE OF BID PRICES: The Seller reserves the right to reject any and all bids. Seller acceptance or rejection of any and all bids shall take place by 5:00 P.M. on Wednesday, December 3, 2026. A copy of the accepted purchase agreement(s), if any, will be executed and returned to the successful bidder via overnight delivery or email.

BIDDER'S PACKET: A Bidder's Packet will be available to download from the Loranda Group website (www.loranda.com). It will include such items as an Agreement to Purchase Real Estate at Sealed Bid Sale, FSA information, soil maps, and more. All information in the Bidder's Packet or posted on the Loranda website will take precedence over information in the brochure or any other written or oral communication or statements made. The Bidder's Packet does NOT contain all of the available information relevant for bidders interested in submitting a sealed bid. All interested bidders are responsible for completing their own due diligence concerning the property.

FINANCING: Keep in mind that **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be certain that you have arranged financing if you need it and are capable of paying cash at closing.

CLOSING: Closing will take place on December 29, 2026, or as soon thereafter as applicable closing documents are completed. Under no circumstance will closing be delayed to accommodate the Buyer or the Buyer's lender.

POSSESSION: Possession of the real estate will be given at closing. The property is not leased for 2027.

TAXES: Seller shall credit the Buyer at closing for the 2026 real estate taxes due in 2027. Buyer shall pay all 2026 real estate taxes payable in 2027 and subsequent real estate taxes.

INCOME: The Seller/Tenant shall retain all income attributable to the 2026 crop year, and before, and will pay all expenses for the same. All income and expenses from the property applicable to 2027 and beyond shall belong to Buyer and/or the Buyer's Tenant.

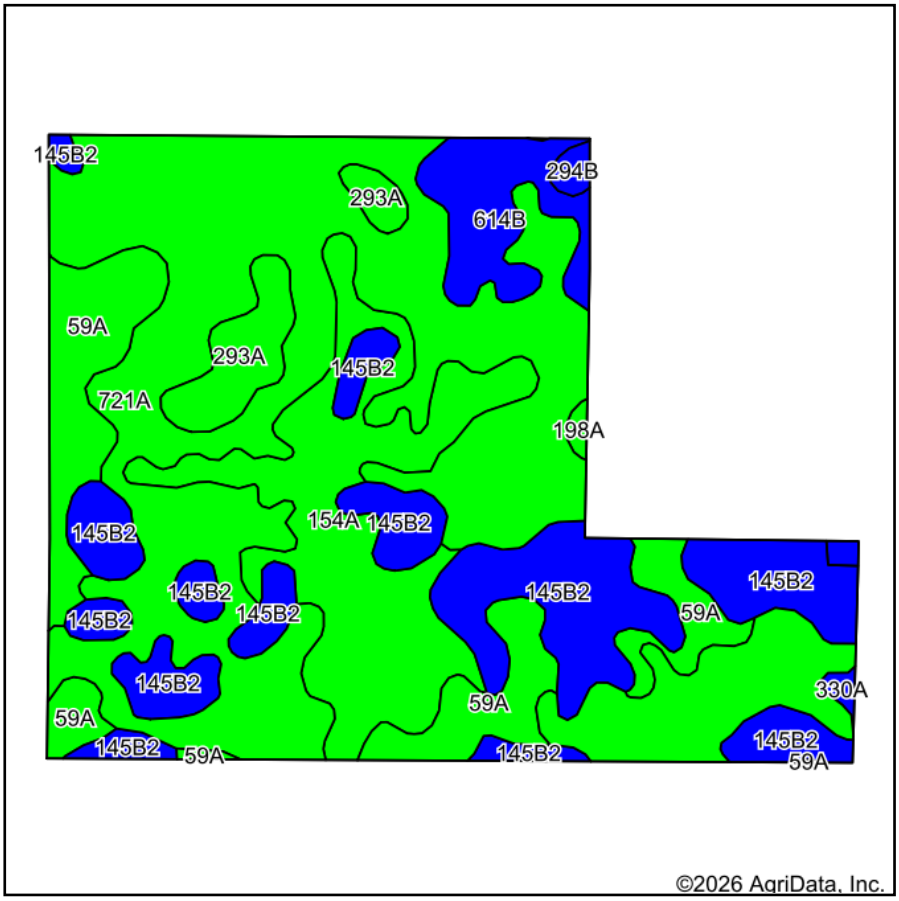
TITLE: Seller will furnish the Purchaser an Owner's Policy of Title Insurance in the amount of purchase price and will provide a deed conveying the real estate to the Buyer.

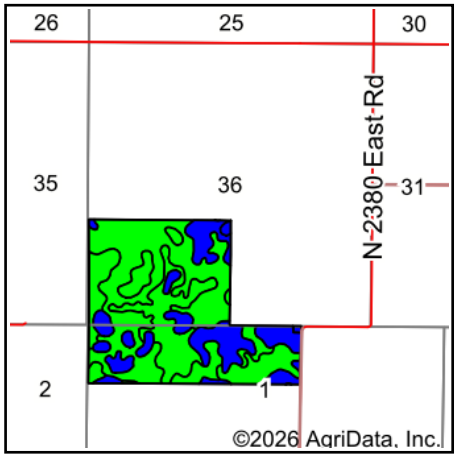
MINERAL RIGHTS: All mineral rights owned by the Seller will be transferred to the new Buyer at closing.

AGENCY: The Loranda Group, Inc. and its representatives are exclusive agents of the Seller and not the Buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: *The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or The Loranda Group, Inc. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the sealed bid sale and do so at their own risk. Neither the Seller nor The Loranda Group, Inc. are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a particular use, access, water quantity or quality, or physical or environmental condition. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. All acreages are estimates. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. All information in the Bidder's Packet will take precedence over information in the brochure or any other written or oral communication or statements made.*

Wallace 221.3 Acre Soils Map





State: **Illinois**
County: **McLean**
Location: **36-26N-3E**
Township: **Gridley**
Acres: **220.16**
Date: **11/10/2026**

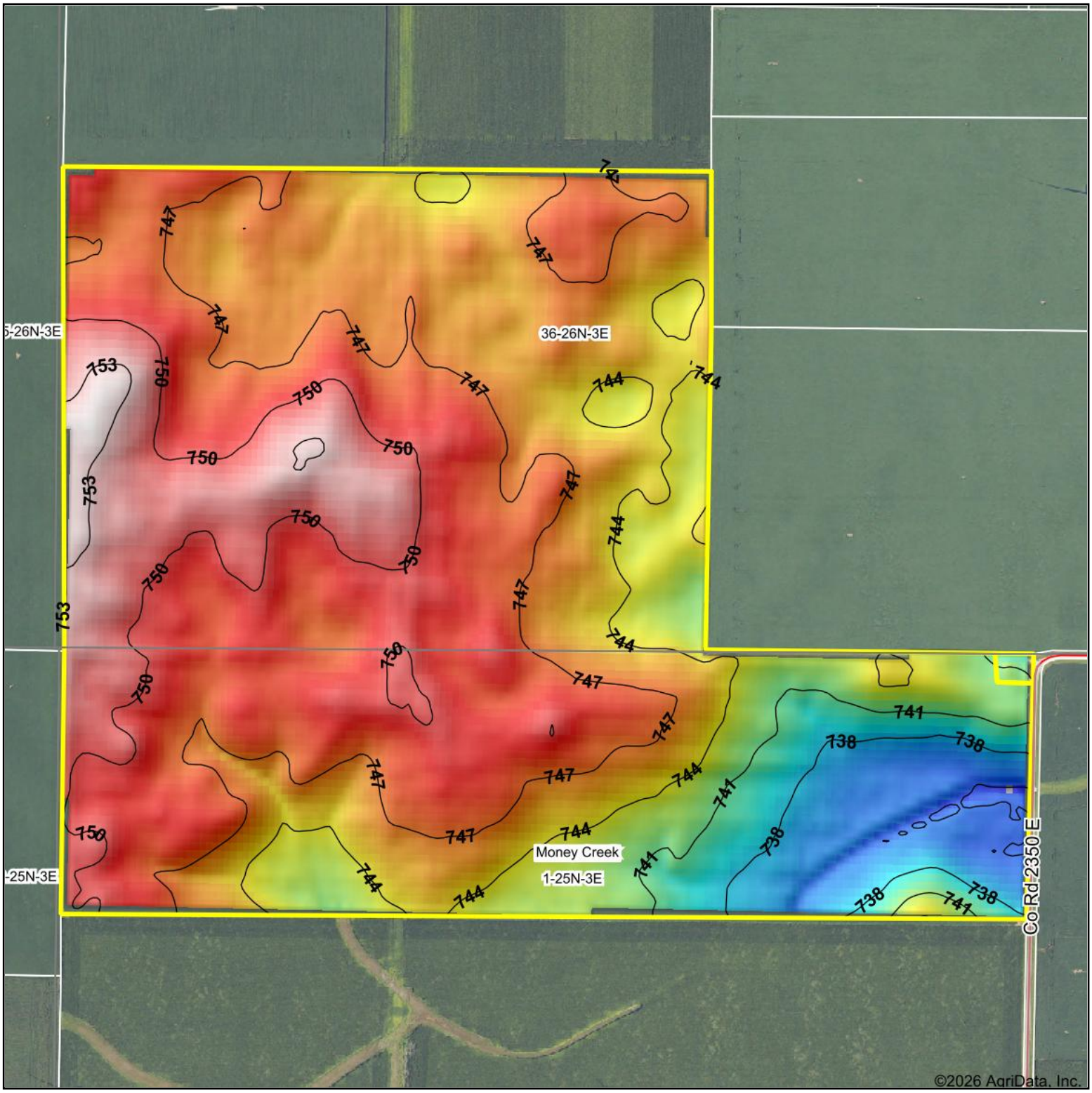
Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: IL113, Soil Area Version: 23									
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
**721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	99.80	45.2%		FAV	**195	**63	**70	**144
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	42.86	19.5%		FAV	**168	**54	**65	**124
154A	Flanagan silt loam, 0 to 2 percent slopes	32.26	14.7%		FAV	194	63	77	144
59A	Lisbon silt loam, 0 to 2 percent slopes	25.73	11.7%		FAV	188	59	74	136
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	9.94	4.5%		FAV	**171	**56	**67	**126
293A	Andres silt loam, 0 to 2 percent slopes	7.60	3.5%		FAV	184	59	71	135
**294B	Symerton silt loam, 2 to 5 percent slopes	0.90	0.4%		FAV	**177	**55	**68	**130
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.56	0.3%		FAV	**164	**55	**61	**123
198A	Elburn silt loam, 0 to 2 percent slopes	0.51	0.2%		FAV	197	61	74	143
					Weighted Average	**187.2**	**60.3**	**70.4**	**137.9**

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

Wallace 221.3 Acre Topography Hillshade



Low Elevation High

Source:	USGS 10 meter dem
Interval(ft):	3
Min:	733.5
Max:	754.0
Range:	20.5
Average:	746.0
Standard Deviation:	4.07 ft

0ft 636ft 1273ft

11/10/2026

36-26N-3E
McLean County
Illinois

Boundary Center: 40° 40' 7.19, -88° 49' 30.38

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

USDA United States Department of Agriculture

McLean County, Illinois - Wallace 221.3 Acres



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2026 Program Year

Map Created January 21, 2026

Farm **2941**

Tract **668**

Tract Cropland Total: 219.74 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).

ILLINOIS
MCLEAN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2941
Prepared : 10/15/26 11:37 AM CST
Crop Year : 2027

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
220.16	219.74	219.74	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	219.74	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	109.87	0.00	118	
Soybeans	109.87	0.00	42	0
TOTAL	**219.74**	**0.00**		

NOTES

Tract Number : 668

Description : SEC 36 GRIDLEY, SEC 1 MONEY CREEK TWP NEW MAP
FSA Physical Location : ILLINOIS/MCLEAN
ANSI Physical Location : ILLINOIS/MCLEAN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CATHARINE F WALLACE TRUST, FRANKLIN FAMILY FARMS LLC
Other Producers : RICKY A FREED
Recon ID : None

Abbreviated 156 Farm Record

Tract Land Data

Tract 668 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
220.16	219.74	219.74	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	219.74	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	109.87	0.00	118
Soybeans	109.87	0.00	42
TOTAL	**219.74**	**0.00**	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 How to File a Program Discrimination Complaint 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Catherine Fell Wallace Family Trust Farm
Crop Yield History

Sources: APH Crop Yield – 2 Tenants' APH forms

Crop Yield Summary Data – 121.3 Acre Tract and 100 Acre Tract

Wallace 121.3 A Tract		
Year	Corn	Soybeans
2016		72
2017	205	
2018		74
2019	165	
2020		73
2021	210	
2022		73
2023	250	
2024		80
2025	252	

Data Tables Summary Yield Information Extracted from APH Records Below

Wallace 100 A Tract		
Year	Corn	Soybeans
2016	252	
2017		69
2018	213	
2019		59
2020	153	
2021		75
2022	200	
2023		73
2024	240	
2025		74

Crop Yields – 2016-2024 Images From APH Form - Previous Tenant Records

YR-PRT[2]	Production	Acres	Yield Desc
2016	25,200.0	100.00	252 A
2017-A	24,538.5	119.70	205 A
2018-A	21,300.0	100.00	213 A
2019-A	19,780.6	119.74	165 A
2020-M	15,342.9	100.00	153 A-L
2021-A	25,088.5	119.74	210 A
2022-A	20,000.0	100.00	200 A
2023-A	29,932.0	119.74	250 A
2024-A	24,000.0	100.00	240 A
2025-A	28,977.1	119.74	242 A

YR-PRT[2]	Production	Acres	Yield Desc
2016	8,618.4	119.70	72 A
2017-A	6,900.0	100.00	69 A
2018-A	8,860.8	119.74	74 A
2019-A	5,926.7	100.00	59 A
2020-A	8,741.0	119.74	73 A
2021-A	7,500.0	100.00	75 A
2022-A	8,741.0	119.74	73 A
2023-A	7,266.0	100.00	73 A
2024-A	9,579.2	119.74	80 A
2025-A	7,500.0	100.00	75 A

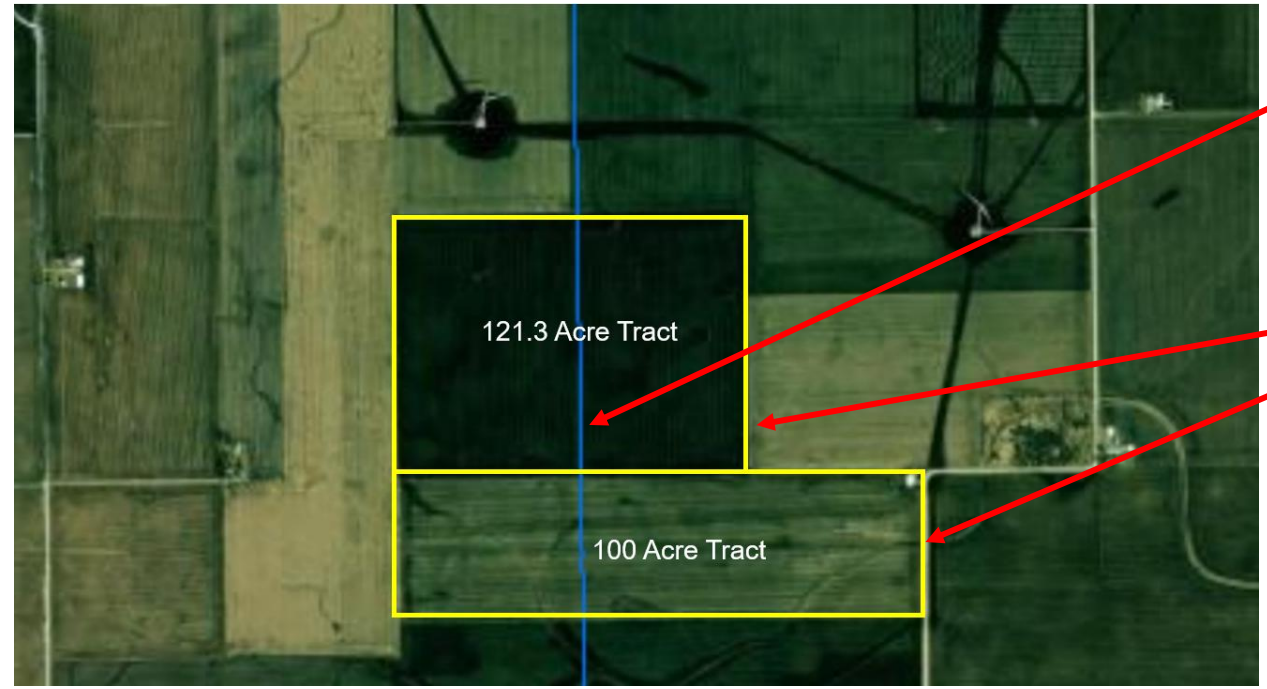
Corn Yield – 2025 - Image From APH Form - Current Tenant

2022	0.0	0.00	223 T
2023	0.0	0.00	223 T
2024	0.0	0.00	223 T
2025-D	30,174.5	119.74	252 A

Wallace Farm – Tract Gas Line Information

Aerial View of Gas Pipelines – from National Pipeline Mapping System – Public Viewer

Blue Gas Lines Shown from Web Source - https://pvnpms.phmsa.dot.gov/PublicViewer/



Underground Gas Line – Blue Line

Tract Boundaries Shown with Yellow Lines (Approximate)

Gas Line Size and Depth Information Not Available

NOTE: Aerial Photo with Gas Line and Boundaries – no warranty or representation, either express or implied, concerning the property is made by either the Seller or the auction company. Any bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do at their own risk. Neither the Seller nor the Auction Company are warranting specific location of gas line. Information is subject to verification by all parties relying on it. Diagrams/dimensions are approximate.

McLEAN COUNTY ILLINOIS REAL ESTATE TAX BILL TAX YEAR 2025 PAYABLE 2026 - 100 Acre Tax Bill

REBECCA C. McNEIL
McLEAN COUNTY TREASURER/COLLECTOR
P.O. BOX 2400
115 E. WASHINGTON, RM M101
BLOOMINGTON, ILLINOIS 61702-2400
Ph (309) 888-5180 Fax (309) 888-5176
Office Hours: 8AM - 4:30PM, Mon. - Fri.
www.mcleancountyil.gov

Township: MONEY CREEK
Tax Code: 2205
Prop Use Code: 0011

Legal Description
SEC 1-25-3E
N66.9 ACS W1/2 SEC 1 & N33.1 ACS E1/2
SEC 2

Site Address

08-01-100-008

BANISTER, JULIE
CATHERINE FELL WALLACE FAMILY TRUST
1450 SHERIDAN PLACE
BEAUMONT, TX 77706-

DUPLICATE

Pay by E-Check, Credit Card or Visa Debit Card at www.mcleancountyil.gov/tax or call 1-877-647-7238. Fee applies: E-Check $2.00 / Credit/Debit Card $1.50+2.25%

Taxing Body		Current Rate	Current Tax	Prior Rate	Prior Tax	Difference
MCLEAN COUNTY		0.71926	$575.85	0.78632	$589.40	-13.55
MCLEAN COUNTY	PENSION	0.11701	$93.68	0.09739	$73.00	20.68
LEXINGTON COMM FIRE PROT DIST		0.48287	$386.59	0.48633	$364.53	22.06
LEXINGTON PUBLIC LIBRARY DIST		0.24805	$198.59	0.24965	$187.13	11.46
LEXINGTON PUBLIC LIBRARY DIST	PENSION	0.01462	$11.70	0.01693	$12.69	-0.99
LEXINGTON PARK DIST		0.18469	$147.86	0.18489	$138.59	9.27
MONEY CREEK TOWNSHIP		0.07573	$60.63	0.08176	$61.28	-0.65
MONEY CREEK TWP ROAD		0.20072	$160.70	0.21669	$162.42	-1.72
CUSD 7 LEXINGTON		5.47635	$4,384.37	5.53939	$4,152.11	232.26
CUSD 7 LEXINGTON	PENSION	0.16316	$130.62	0.17176	$128.74	1.88
HEARTLAND COMM COLLEGE 540		0.57902	$463.56	0.58262	$436.71	26.85
CENTRAL IL REG AIRPORT AUTH		0.08085	$64.73	0.00000	$0.00	64.73
CENTRAL IL REG AIRPORT AUTH	PENSION	0.00435	$3.48	0.00000	$0.00	3.48
TURKEY CREEK DRAINAGE			$500.00		$500.00	0.00
Totals		8.34668	$7,182.36	8.41373	$6,806.60	$375.76

TIF BASE	0
1977 EQUALIZED	0
SR FREEZE BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	100.00
LAND VALUE	0
+ BUILDING VALUE	0
-HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- HOMESTEAD EXMPT	0
- SR CITZ EXMPT	0
- SR FREEZE EXMPT	0
- DISABLED VET EXMPT	0
- DIS VET HOMESTEAD	0
- DISABLED PER EXMPT	0
- RET VET HOMESTEAD	0
+ FARM LAND	76,550
+ FARM BUILDING	3,510
= NET TAXABLE VAL.	80,060
x TAX RATE	8.34668
= CURRENT TAX	$6,682.36
+ DRAINAGE	$500.00
PRIOR SALE/FORF	NO
= TOTAL TAX DUE	**$7,182.36**
- TOTAL TAX PAID	$7,182.36
= TOTAL TAX DUE	**$0.00**

Owner Name: BANISTER, JULIE

PENALTIES

PENALTY PER MONTH ADDED AFTER EACH INSTALLMENT DUE DATE.

ADDITIONAL $10 ADDED AFTER DELINQUENT NOTICE IS MAILED

If postmarked after 10/09, contact office. Additional Interest & Penalties apply.

Certified funds required for payments tendered within 30 days of the NOVEMBER 06, 2026 tax sale.

59566

McLean County Real Estate Tax Bill

PLEASE MAIL TO PAYMENT PROCESSING CENTER:
MCLEAN COUNTY COLLECTOR
P.O. BOX 843637
KANSAS CITY, MO 64184-3637

2

BANISTER, JULIE
CATHERINE FELL WALLACE FAMILY TRUST
1450 SHERIDAN PLACE
BEAUMONT, TX 77706-

DUPLICATE

TAX YEAR 2025 PAYABLE 2026

Parcel Number 08-01-100-008

Prior Sale/Forf **NO**

Second Installment Due Date **09/10/2026**

Total Due 2nd Install **Paid on 06/04/2026** **$0.00**

IF POSTMARKED AFTER	TAX	PENALTY	PLEASE PAY
09/10/2026	0.00	0.00	0.00
10/09/2026	0.00	Contact Office	Contact Office

2

McLean County Real Estate Tax Bill

PLEASE MAIL TO PAYMENT PROCESSING CENTER:
MCLEAN COUNTY COLLECTOR
P.O. BOX 843637
KANSAS CITY, MO 64184-3637

1

BANISTER, JULIE
CATHERINE FELL WALLACE FAMILY TRUST
1450 SHERIDAN PLACE
BEAUMONT, TX 77706-

DUPLICATE

TAX YEAR 2025 PAYABLE 2026

Parcel Number 08-01-100-008

Prior Sale/Forf **NO**

First Installment Due Date **06/10/2026**

Total Due 1st Install **Paid on 06/04/2026** **$0.00**

IF POSTMARKED AFTER	TAX	PENALTY	PLEASE PAY
06/10/2026	0.00	0.00	0.00
07/10/2026	0.00	0.00	0.00
08/10/2026	0.00	0.00	0.00
09/10/2026	0.00	0.00	0.00
10/09/2026	0.00	Contact Office	Contact Office

1

McLEAN COUNTY ILLINOIS REAL ESTATE TAX BILL
TAX YEAR 2025 PAYABLE 2026 - 121.3 Acre Tax Bill

REBECCA C. McNEIL
McLEAN COUNTY TREASURER/COLLECTOR
P.O. BOX 2400
115 E. WASHINGTON, RM M101
BLOOMINGTON, ILLINOIS 61702-2400
Ph (309) 888-5180 Fax (309) 888-5176
Office Hours: 8AM - 4:30PM, Mon. - Fri.
www.mcleancountyil.gov

Township: GRIDLEY
Tax Code: 1704
Prop Use Code: 0021

Legal Description: S 121.30A SW 36-26-3E

Site Address:

02-36-300-001

[redacted]
CATHERINE FELL WALLACE FAMILY TRUST
[redacted]

DUPLICATE

Pay by E-Check, Credit Card or Visa Debit Card at www.mcleancountyil.gov/tax or call 1-877-647-7238. Fee applies: E-Check $2.00 / Credit/Debit Card $1.50+2.25%

Taxing Body		Current Rate	Current Tax	Prior Rate	Prior Tax	Difference
MCLEAN COUNTY		0.71926	$726.12	0.78632	$742.82	-16.70
MCLEAN COUNTY	PENSION	0.11701	$118.12	0.09739	$92.00	26.12
LEXINGTON COMM FIRE PROT DIST		0.48287	$487.47	0.48633	$459.43	28.04
LEXINGTON PARK DIST		0.18469	$186.45	0.18489	$174.66	11.79
GRIDLEY TOWNSHIP		0.10593	$106.94	0.11311	$106.85	0.09
GRIDLEY TWP ROAD		0.19274	$194.58	0.15080	$142.46	52.12
CUSD 7 LEXINGTON		5.47635	$5,528.53	5.53939	$5,232.95	295.58
CUSD 7 LEXINGTON	PENSION	0.16316	$164.72	0.17176	$162.26	2.46
GRIDLEY PUBLIC LIBRARY		0.17818	$179.87	0.18555	$175.28	4.59
GRIDLEY PUBLIC LIBRARY	PENSION	0.01282	$12.95	0.00891	$8.42	4.53
HEARTLAND COMM COLLEGE 540		0.57902	$584.54	0.58262	$550.39	34.15
CENTRAL IL REG AIRPORT AUTH		0.08085	$81.62	0.00000	$0.00	81.62
CENTRAL IL REG AIRPORT AUTH	PENSION	0.00435	$4.39	0.00000	$0.00	4.39
TURKEY CREEK DRAINAGE			$575.00		$575.00	0.00
Totals		8.29723	$8,951.30	8.30707	$8,422.52	$528.78

TIF BASE	0
1977 EQUALIZED	46,460
SR FREEZE BASE	0
FAIR CASH VALUE	0
TOTALACRES	121.30
LAND VALUE	0
+ BUILDING VALUE	0
-HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- HOMESTEAD EXMPT	0
- SR CITZ EXMPT	0
- SR FREEZE EXMPT	0
- DISABLED VET EXMPT	0
- DIS VET HOMESTEAD	0
- DISABLED PER EXMPT	0
- RET VET HOMESTEAD	0
+ FARM LAND	100,953
+ FARM BUILDING	0
= NET TAXABLE VAL.	100,953
x TAX RATE	8.29723
= CURRENT TAX	$8,376.30
+ DRAINAGE	$575.00
PRIOR SALE/FORF	NO
= TOTAL TAX DUE	**$8,951.30**
- TOTAL TAX PAID	$8,951.30
= TOTAL TAX DUE	**$0.00**

Owner Name: BANISTER, JULIE

PENALTIES

PENALTY PER MONTH ADDED AFTER EACH INSTALLMENT DUE DATE.

ADDITIONAL $10 ADDED AFTER DELINQUENT NOTICE IS MAILED

If postmarked after 10/09, contact office. Additional Interest & Penalties apply.

Certified funds required for payments tendered within 30 days of the NOVEMBER 06, 2026 tax sale.

59565

McLean County Real Estate Tax Bill

PLEASE MAIL TO PAYMENT PROCESSING CENTER:
MCLEAN COUNTY COLLECTOR
P.O. BOX 843637
KANSAS CITY, MO 64184-3637

2

[redacted]
CATHERINE FELL WALLACE FAMILY TRUST
[redacted]

DUPLICATE

TAX YEAR 2025 PAYABLE 2026

Parcel Number 02-36-300-001

Second Installment Due Date **09/10/2026**

Prior Sale/Forf **NO**

Total Due 2nd Install **Paid on 06/04/2026** **$0.00**

IF POSTMARKED AFTER	TAX	PENALTY	PLEASE PAY
09/10/2026	0.00	0.00	0.00
10/09/2026	0.00	Contact Office	Contact Office

2

McLean County Real Estate Tax Bill

PLEASE MAIL TO PAYMENT PROCESSING CENTER:
MCLEAN COUNTY COLLECTOR
P.O. BOX 843637
KANSAS CITY, MO 64184-3637

1

[redacted]
CATHERINE FELL WALLACE FAMILY TRUST
[redacted]

DUPLICATE

TAX YEAR 2025 PAYABLE 2026

Parcel Number 02-36-300-001

First Installment Due Date **06/10/2026**

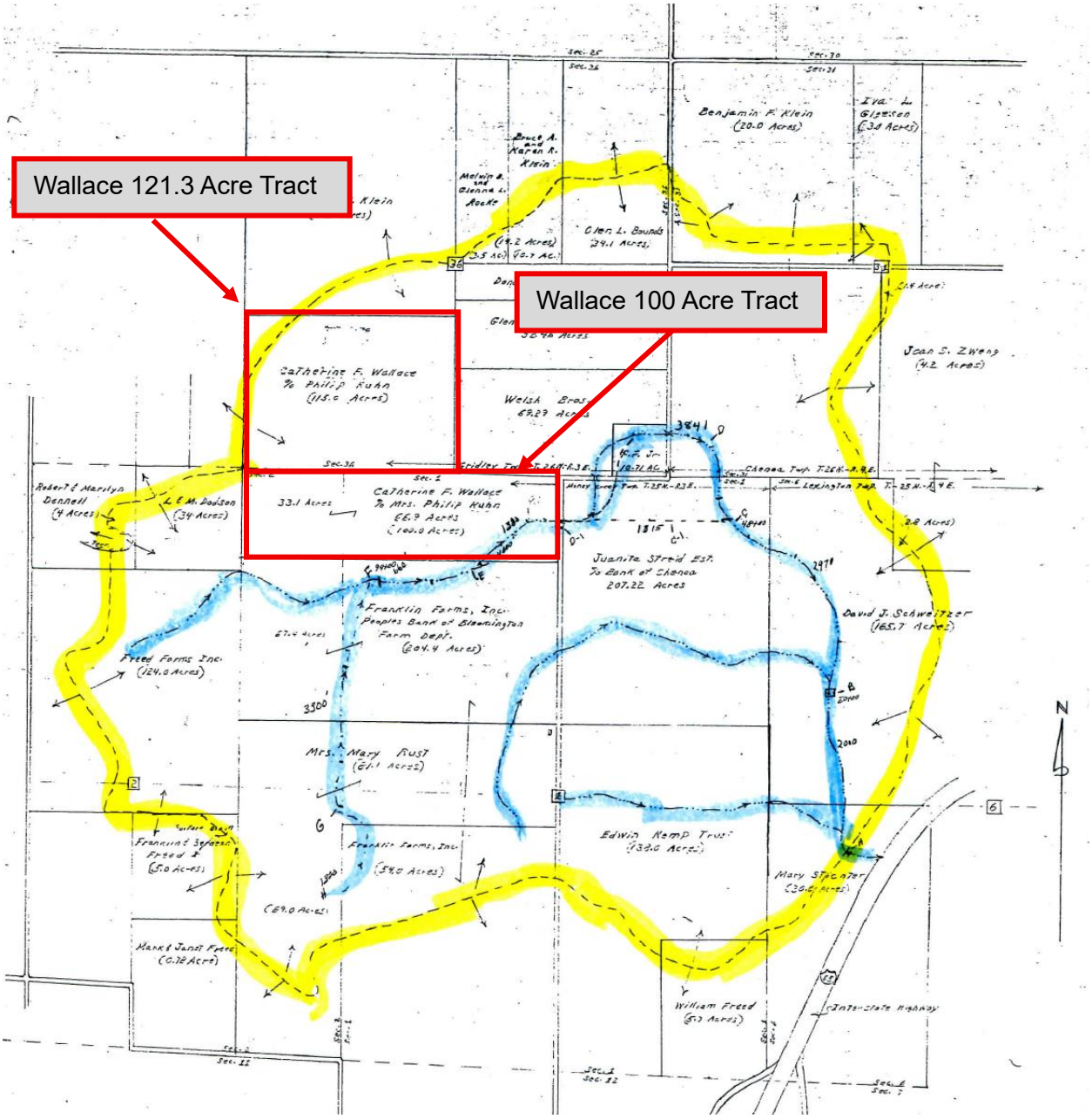
Prior Sale/Forf **NO**

Total Due 1st Install **Paid on 06/04/2026** **$0.00**

IF POSTMARKED AFTER	TAX	PENALTY	PLEASE PAY
06/10/2026	0.00	0.00	0.00
07/10/2026	0.00	0.00	0.00
08/10/2026	0.00	0.00	0.00
09/10/2026	0.00	0.00	0.00
10/09/2026	0.00	Contact Office	Contact Office

1

Turkey Creek Drainage District Map



Wallace 121 Acre Title Commitment (Title Information for Wallace 100 Acres Follows)

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest Kent Lewis Secretary

Nick Hentelman

Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS
    a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
    b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
    c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
    d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
    e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
    f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
    g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
    h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
    i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
    j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    a. the Notice;
    b. the Commitment to Issue Policy;
    c. the Commitment Conditions;
    d. Schedule A;
    e. Schedule B, Part I—Requirements; and
    f. Schedule B, Part II—Exceptions; and
    g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

    The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

      i. comply with the Schedule B, Part I—Requirements;

      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

      iii. acquire the Title or create the Mortgage covered by this Commitment.

   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

   e. The Company is not liable for the content of the Transaction Identification Data, if any.

   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Twin City Title, LLC

Issuing Office: 1605 Commerce Parkway
Bloomington, IL 61704

Issuing Office's ALTA® Registry ID: 1218142

Loan ID Number:

Commitment Number: 2026-1158

Issuing Office File Number: 2026-1158

Property Address: Farmland Gridley Township, Gridley, IL 61744

Revision Number: 1

SCHEDULE A

COMMITMENT

1. Commitment Date: September 24, 2026 at 5:00 PM
2. Policy to be issued:
   a. 2021 ALTA Owner's Policy

Proposed Insured:	TBD
Proposed Amount of Insurance:	$1,000,000.00
The estate or interest to be insured:	fee simple

   b. 2021 ALTA Loan Policy

Proposed Insured:	TBD 1605 Commerce Parkway, Bloomington, IL 61704
Proposed Amount of Insurance:	$1,000,000.00
The estate or interest to be insured:	fee simple

3. The estate or interest in the Land at the Commitment Date is: fee simple
4. The Title is, at the Commitment Date, vested in: Mark D. Schiffmacher, as sole Successor Trustee of the Catharine Fell Wallace Family Trust as to an undivided 50% interest and Franklin Family Farms, LLC as to an undivided 50% interest
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

TWIN CITY TITLE, LLC
1605 Commerce Parkway, Bloomington, IL 61704
Telephone: (309) 590-3339

Countersigned by:

Nick Henkelman

Nick Henkelman
Twin City Title, LLC, License #TA.18.4007175

SCHEDULE B I
COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   Duly authorized and executed Deed from of Mark D. Schiffmacher, as sole Successor Trustee of the Catharine Fell Wallace Family Trust as to an undivided 50% interest and Franklin Family Farms, LLC as to an undivided 50% interest, to TBD, to be executed and recorded at closing.

   Duly authorized and executed Deed of Trust from TBD, to TBD, securing its loan in the amount of $1,000,000.00.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture, and sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Old Republic National Title Insurance Company office regarding the application of this new law to your transaction.

7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

8. The Proposed Policy Amount(s) must be increased to the full value of the estate or Interest being insured, and any additional premium mist be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

9. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

10. Existing leases and tenancies, and rights of tenants thereunder, and those claiming by, through, or under those tenants, if any.

11. The Company must be furnished with a copy of the Agreement, Indenture or Declaration of the Catharine Fell Wallace Family Trust interest, together with copies of any amendments, modifications, or revocations. In the event there have been no amendments, modifications, or revocations, the Company will require satisfactory evidence to that effect. At the time the Company is furnished these items, the Company may make additional requirements or exceptions.

12. Terms, provisions, and limitations of the articles of organization and operating agreement for Franklin Family Farms, LLC a limited liability company.

    The articles of organization and the operating agreement establishing the limited liability company of Franklin Family Farms, LLC together with all amendments thereto, properly identified in writing by all the members as being the terms and provisions of the articles and agreement under which the limited liability company acquired and holds title or held title, should be furnished; and this Commitment is subject to such further exceptions, if any, as may then be deemed necessary.

    A certificate of good standing issued by the Secretary of State should be produced, and in default thereof, the final policy or policies will contain the following exception: "Consequences, if any, that may result by reason of the failure of the party in title to the estate or interest in the land described in Schedule A to comply with the applicable 'doing business' laws of the State of Illinois."

    Upon a conveyance or mortgage of the land, a certified copy of the proper resolutions authorizing the execution of the deed or mortgage by Franklin Family Farms, LLC, an Illinois limited liability company, should be produced to Twin City Title, LLC for examination, and this commitment, and any policies committed for thereunder, are subject to such further exceptions as may then be deemed necessary.

13. If the proposed transaction is based upon a power of attorney, the power of attorney, deed, and affidavit of attorney in fact must be furnished for review and must be recorded. The Company must be furnished acceptable proof that the power is in effect and is exercised while the principal is alive, that the power remains in effect and that the power of attorney has not been revoked at the time of execution, delivery and recording of the deed. At that time, the Company may make additional requirements or exceptions.

14. The Company requires for its review a satisfactory Deed conveying the title to the land. The Deed must then be signed, delivered and recorded.

15. The Company requires for its review a satisfactory indemnity and affidavit to be executed by the seller/mortgagor stating that:
    (1) There are no matters pending against the affiant that could give rise to a lien or any other right that would attach to the land between the effective date of commitment as extended and the recording of the interest to be insured.
    (2) The affiant(s) have not and will not execute any instruments or allow any action that would adversely affect the interest to be insured.

16. The Company requires satisfactory proof of the identity, legal age, competency and marital status (including deaths and divorces) of any individual grantor or mortgagor.

SCHEDULE B II
COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

3. Taxes or special assessments which are not shown as existing liens by the Public Records.

4. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.

5. Rights or claims of parties in possession not shown by Public Records.

6. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

7. Easements, or claims of easements, not shown by the Public Record.

8. Rights of the public, State of IL, and the municipality in and to that part of the premises in question taken, used, or dedicated for roads, streets, alleys, or highways.

9. Taxes for the years 2025 and 2026

   Taxes for the year 2025 are payable in two installments.

   The first installment amounting to $4,188.15 is paid as of 6/4/2026 of record.

   The second installment amounting to $4,188.15 is paid as of 6/4/2026 of record.

   Taxes for the year 2026 are not yet due and payable.

   Permanent Tax No.: 02-36-300-001

10. Our search did not disclose any open mortgages of record. If you should have any knowledge of any outstanding obligation, please contact Twin City Title, LLC immediately for further review prior to closing.

11. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat of record, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate.

EXHIBIT A
LEGAL DESCRIPTION

The South ½ of the North ½ of the Southwest Quarter; and the South ½ of the Southwest ¼ of Section 36, Township 26 North, Range 3 East of the Third Principal Meridian, in McLean County Illinois.

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect, and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**
	Go to www.oldrepublictitle.com (*Contact Us*)	

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

WIRE SAFE. | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds or thousands of dollars because they simply relied on the wire instructions received via email, without further verification, **If funds are to be wired in conjunction with this estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS** VERIFY wire instructions, specifically the ASA routing number and account number, by calling the party who sent instructions to you. DO NOT use the phone number provided in the email containing the instructions. Use phone numbers you have called before or can otherwise verify. Obtain the number of relevant parties to the transaction as soon as an escrow account is opened. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTIFACTOR AUTHENTICATION** for email accounts Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center
http://www.ic3.com

SELLER'S TITLE INVOICE

Invoice Date: October 13, 2026 File No.: 2026-1158
Closing Date: TBD

Purchaser(s): TBD
Seller(s): Mark D. Schiffmacher, as sole Successor Trustee of the Catharine Fell Wallace Family Trust as to an undivided 50% interest and Franklin Family Farms, LLC as to an undivided 50% interest

Property Address: Farmland Gridley Township
Gridley, IL 61744
County: McLean

Owner's Policy Amount: $TBD
Loan Policy Amount: $TBD

ITEM	SELLER
Title – Search Fee	$250.00
Total Title Fees:	**$250.00**

Please Remit to:
Twin City Title, LLC
1605 Commerce Parkway
Bloomington, IL 61704

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest Kent Lewis Secretary

Nick Hentelman

Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS
    a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
    b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
    c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
    d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
    e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
    f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
    g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
    h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
    i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
    j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    a. the Notice;
    b. the Commitment to Issue Policy;
    c. the Commitment Conditions;
    d. Schedule A;
    e. Schedule B, Part I—Requirements; and
    f. Schedule B, Part II—Exceptions; and
    g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

    The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

      i. comply with the Schedule B, Part I—Requirements;

      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

      iii. acquire the Title or create the Mortgage covered by this Commitment.

   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

   e. The Company is not liable for the content of the Transaction Identification Data, if any.

   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Twin City Title, LLC

Issuing Office: 1605 Commerce Parkway
Bloomington, IL 61704

Issuing Office's ALTA® Registry ID: 1218142

Loan ID Number:

Commitment Number: 2026-1171

Issuing Office File Number: 2026-1171

Property Address: Farmland Money Creek Township, Lexington, IL 61753

Revision Number: 1

SCHEDULE A

COMMITMENT

1. Commitment Date: October 22, 2026 at 5:00 PM
2. Policy to be issued:
   a. 2021 ALTA Owner's Policy
      Proposed Insured: to come
      Proposed Amount of Insurance:
      The estate or interest to be insured: fee simple
   b. 2021 ALTA Loan Policy
      Proposed Insured: TBD
      1605 Commerce Parkway, Bloomington, IL 61704
      Proposed Amount of Insurance:
      The estate or interest to be insured: fee simple
3. The estate or interest in the Land at the Commitment Date is: fee simple
4. The Title is, at the Commitment Date, vested in: Franklin Family Farms, LLC as to an undivided 50% interest LLC, a Limited Liability Company and Catharine Fell Wallace Family Trust as to an undivided 50% interest
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

TWIN CITY TITLE, LLC
1605 Commerce Parkway, Bloomington, IL 61704
Telephone: (309) 590-3339

Countersigned by:

Nick Henkelman

Nick Henkelman
Twin City Title, LLC, License #TA.18.4007175

SCHEDULE B I
COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   Duly authorized and executed Deed from Franklin Family Farms, LLC as to an undivided 50% interest LLC, a Limited Liability Company and of Catharine Fell Wallace Family Trust as to an undivided 50% interest, to to come, to be executed and recorded at closing.

   Duly authorized and executed Deed of Trust from to come, to TBD, securing its loan in the amount of $500,000.00.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture, and sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Old Republic National Title Insurance Company office regarding the application of this new law to your transaction.

7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

8. The Proposed Policy Amount(s) must be increased to the full value of the estate or Interest being insured, and any additional premium mist be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

9. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

10. Existing leases and tenancies, and rights of tenants thereunder, and those claiming by, through, or under those tenants, if any.

11. Terms, provisions, and limitations of the articles of organization and operating agreement for to come a limited liability company.

    The articles of organization and the operating agreement establishing the limited liability company of to come together with all amendments thereto, properly identified in writing by all the members as being the terms and provisions of the articles and agreement under which the limited liability company acquired and holds title or held title, should be furnished; and this Commitment is subject to such further exceptions, if any, as may then be deemed necessary.

    A certificate of good standing issued by the Secretary of State should be produced, and in default thereof, the final policy or policies will contain the following exception: "Consequences, if any, that may result by reason of the failure of the party in title to the estate or interest in the land described in Schedule A to comply with the applicable 'doing business' laws of the State of Illinois."

    Upon a conveyance or mortgage of the land, a certified copy of the proper resolutions authorizing the execution of the deed or mortgage by to come, an Illinois limited liability company, should be produced to Twin City Title, LLC for examination, and this commitment, and any policies committed for thereunder, are subject to such further exceptions as may then be deemed necessary.

12. The Company must be furnished with a copy of the Agreement, Indenture or Declaration of Trust of the Catharine Fell Wallace Family Trust , together with copies of any amendments, modifications, or revocations. In the event there have been no amendments, modifications, or revocations, the Company will require satisfactory evidence to that effect. At the time the Company is furnished these items, the Company may make additional requirements or exceptions.

13. Any right or interest of the spouse, if any, of to come. The spouse must be joint in mortgage as required by lender.

14. If the proposed transaction is based upon a power of attorney, the power of attorney, deed, and affidavit of attorney in fact must be furnished for review and must be recorded. The Company must be furnished acceptable proof that the power is in effect and is exercised while the principal is alive, that the power remains in effect and that the power of attorney has not been revoked at the time of execution, delivery and recording of the deed. At that time, the Company may make additional requirements or exceptions.

15. The Company requires for its review a satisfactory Deed conveying the title to the land. The Deed must then be signed, delivered and recorded.

16. The Company requires the name of the proposed purchasers in order to secure a search for any applicable judgment, tax, and other statutory liens and matters. The Company may then make additional exceptions and requirements.

17. The Company requires for its review a satisfactory indemnity and affidavit to be executed by the seller/mortgagor stating that:
    (1) There are no matters pending against the affiant that could give rise to a lien or any other right that would attach to the land between the effective date of commitment as extended and the recording of the interest to be insured.
    (2) The affiant(s) have not and will not execute any instruments or allow any action that would adversely affect the interest to be insured.

18. The Company requires satisfactory proof of the identity, legal age, competency and marital status (including deaths and divorces) of any individual grantor or mortgagor.

SCHEDULE B II
COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

3. Taxes or special assessments which are not shown as existing liens by the Public Records.

4. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.

5. Rights or claims of parties in possession not shown by Public Records.

6. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

7. Easements, or claims of easements, not shown by the Public Record.

8. Rights of the public, State of IL, and the municipality in and to that part of the premises in question taken, used, or dedicated for roads, streets, alleys, or highways.

9. Taxes for the years 2025 and 2026

   Taxes for the year 2025 are payable in two installments.

   The first installment amounting to $3,341.18 is paid as of 6/4/2026 of record.

   The second installment amounting to $3,341.18 is paid as of 6/4/2026 of record.

   Taxes for the year 2026 are not yet due and payable.

   Permanent Tax No.: 08-01-100-008

10. Easement for Ingress and Egress made by Catharine F. Wallace and given to Northern Illinois Gas Company recorded December 5, 1975 as Document No. 75-12462.

11. Any reference to acreage is for description purposes only and not a guarantee of land.

12. Building setback lines as referenced on the Plat of Record.

13. Rights of the public, State of IL, and the municipality in and to that part of the premises in question taken, used, or dedicated for roads, streets, alleys, or highways.

14. NOTE FOR CHAIN OF TITLE: Grant Deed recorded January 7, 2009 as Document No. 2009-00000421 conveying said property from Catharine Fell Wallace to The Catharine Fell Wallace Family Trust.

15. NOTE FOR CHAIN OF TITLE: Warranty Deed recorded December 28, 2009 as Document No. 2009-00039305 conveying said property from Elizabeth Kuhn Stephens to Franklin Family Farms, LLC.

16. NOTE FOR CHAIN OF TITLE: Warranty Deed recorded December 28, 2009 as Document No. 2009-00039306 conveying said property from Phillip Franklin Kuhn to Franklin Family Farms, LLC.

EXHIBIT A
LEGAL DESCRIPTION

One Hundred acres of even width off of the North side of the following described tract of land, to-wit: Lot 3 of the Northwest ¼ of Section 1 and the East ½ of Lot 3 of the Northeast ¼ of Section 2 in Township 25 North, Range 3 East of the Third Principal Meridian, being approximately 221.29 acres, more or less.

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect, and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**
	Go to www.oldrepublictitle.com (*Contact Us*)	

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

WIRE SAFE. | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds or thousands of dollars because they simply relied on the wire instructions received via email, without further verification, **If funds are to be wired in conjunction with this estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS** VERIFY wire instructions, specifically the ASA routing number and account number, by calling the party who sent instructions to you. DO NOT use the phone number provided in the email containing the instructions. Use phone numbers you have called before or can otherwise verify. Obtain the number of relevant parties to the transaction as soon as an escrow account is opened. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTIFACTOR AUTHENTICATION** for email accounts Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center
http://www.ic3.com



SELLER'S TITLE INVOICE

Invoice Date: November 13, 2026 File No.: 2026-1171
Closing Date: 12/28/2026

Purchaser(s): to come
Seller(s): Franklin Family Farms, LLC as to an undivided 50% interest and Catharine Fell Wallace Family Trust as to an undivided 50% interest

Property Address: Farmland Money Creek Township
Lexington, IL 61753
County: McLean

Owner's Policy Amount: $TBD
Loan Policy Amount: $TBD

ITEM	SELLER
Search Fee	$250.00
Total Title Fees:	**$250.00**

Please Remit to:
Twin City Title, LLC
1605 Commerce Parkway
Bloomington, IL 61704