

GORSUCH-HENSLEY Real Estate & Auction, Inc. Presents

# AN INCREDIBLE TILLABLE LAND AUCTION

**328+/- ACRES OFFERED IN 3 TRACTS**

**- High-Quality Cropland -**

**Located approximately 1 mile North of Bushnell in McDonough County, IL**



**Top-Quality Illinois Farmland**

**BID YOUR BEST PRICE FOR YOUR CHOICE OF TRACTS ON THIS TERRIFIC FARM!**

**AUCTION DATE: FRIDAY, DECEMBER 9 AT 10 AM**

**AUCTION SITE: BUSHNELL REC CENTER, BUSHNELL, IL**



**GORSUCH-HENSLEY**  
Real Estate & Auction, Inc.

**309.647.8811**

**[www.gorsuch-hensley.com](http://www.gorsuch-hensley.com)**





# PUBLIC LAND AUCTION

## 328+/- ACRES OFFERED IN 3 TRACTS

**- High-Quality Cropland -**

**Located approximately 1 mile North of Bushnell in McDonough County, IL**

**Tract 1**



**BID YOUR BEST PRICE  
FOR YOUR CHOICE OF TRACTS  
ON THIS TERRIFIC FARM!**



**Tract 2**

**AUCTION DATE:  
FRIDAY, DECEMBER 9 AT 10 AM  
AUCTION SITE:  
BUSHNELL REC CENTER  
BUSHNELL, IL**

**PROPERTY INFORMATION:**

**TOTAL ACRES:** 328.87 +/- surveyed acres

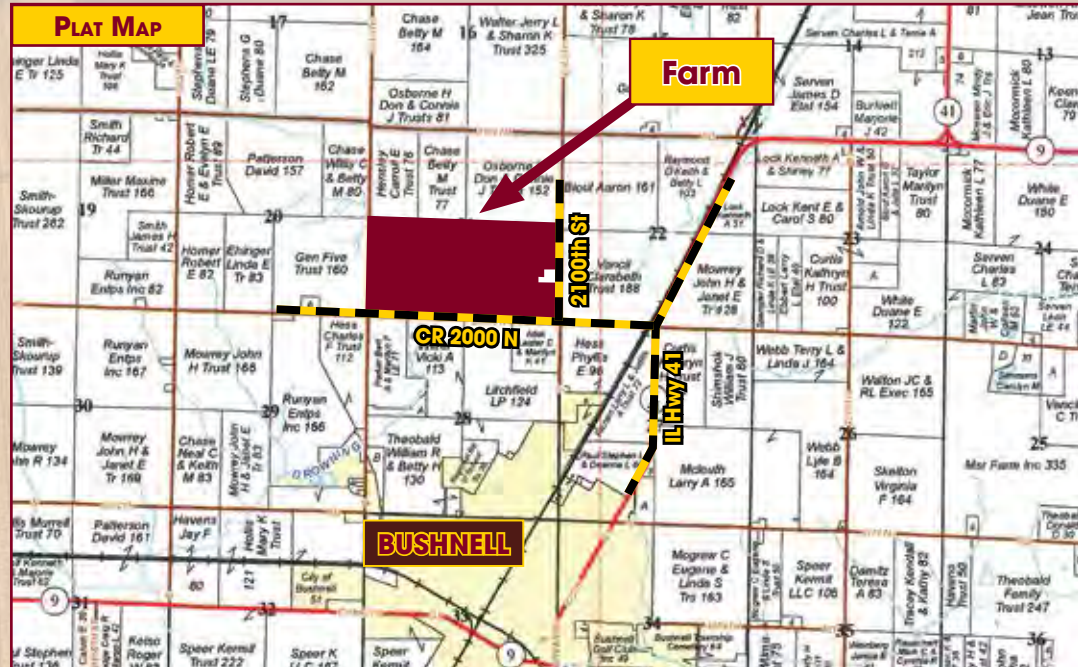
**PREDOMINANT TILLABLE SOILS:** Oscosilt loam, Sawmill silty clay loam, & Ipava silt loam - **Cropland Average PI of 137.8**

**F.S.A. DATA:** According to the McDonough County Farm Service Agency, the farm contains 313.28 cropland acres, and has been enrolled in the farm program under the "ARC-CO" program designation. The combined corn base is 153.4 acres, with a PLC yield of 167 bushels per acre, while the combined soybean base is 153.3 acres, with a PLC yield of 48 bushels per acre. Individually, **Tract 1** contains 99.31 NHEL tillable acres; **Tract 2** contains 75.21 NHEL tillable acres; and **Tract 3** contains 138.76 NHEL tillable acres. Note: If the tracts sell separately, the USDA/FSA office will reconstitute the farm and allocate base acres to each of the individual auction tracts.

**REAL ESTATE TAXES PAID IN 2016:** \$11,530.46.

**SELLERS:** Blake & Katherine West Trusts

**ATTORNEY FOR THE SELLERS:** Steve Holland, Holland & Holland Law Firm, Bushnell, IL



**DIRECTIONS TO THE FARM:** To reach the farm from Dollar General store on the north end of Bushnell, travel north on Illinois Highway 41 for approximately 1 mile to County Road 2000 North. Turn left/west onto CR 2000 N, cross the railroad tracks, and travel 0.5 miles to 2100th Street, and the farm will begin on your right/north just past the stop sign. Refer to the maps and watch for our signs!

**AUCTION SITE:** Bushnell Rec Center, 300 Miller, Bushnell, IL 61422. To reach the Rec Center from the Subway Restaurant on Illinois Highway 41 in Bushnell, turn east and travel for 1 block. The Rec Center is located on the northeast corner of the VFW Park. Watch for our signs on sale day!

**FOR MORE INFORMATION: Call Doug Hensley @ 309.647.8811**



## AERIAL MAP



### Key

Roads - - - - -

Tract Outlines ————

Creek ········

*Auctioneer's Note:* "This 328 +/- acre McDonough County farm is a huge expansion opportunity! The farm contains excellent quality soils including Osco silt loam (34.6%), Sawmill silty clay loam (32.1%), and Ipava silt loam (31.1%), and features a weighted average productivity index (PI) of 137.8 across all the cropland acres – highly productive land. Plus, it's 95% tillable and has great road frontage on 3 sides with oil-chipped township roads. With strong eye appeal, and a gentle slope that drains towards the creek, it's the type of property that both farmers and investors will naturally have an interest in owning. So take a look, mark your calendar for December 9<sup>th</sup>, and get yourself ready to bid your best price for your choice of tracts at this Incredible McDonough County farmland auction!"

**GH** GORSUCH-HENSLEY  
Real Estate & Auction, Inc.

## TRACT DESCRIPTIONS:

**TRACT 1:** 105.64 +/- surveyed acres of Class "A" soils that's nearly all tillable. The tract also includes approximately 40,000 bushels of grain storage, and other outbuildings. It's an excellent piece of farmland with a 140.5 PI on the cropland.

**TRACT 2:** 80.21 +/- surveyed acres with strong productivity, and nearly 73% Osco/Ipava soils. Don't overlook this tract!

**TRACT 3:** 143.02 +/- surveyed acres of mostly tillable cropland with a gentle slope – it's 100% Osco, Sawmill, and Ipava tillable soil types.

### AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 3 auction tracts via the "Bidder's Choice & Privilege" auction system. The high bidder in the first round of bidding can take their choice of one or more tracts at the high bid amount. If a tract remains after the first round of bidding, round two of bidding begins, whereby the high bidder will again have their choice of the remaining tract(s) at their high bid amount. This process will repeat until all the tracts are matched with a high bidder and price, subject to the Seller's acceptance. All bidding will be on a dollars per acre basis.

**PAYMENT:** 10% down payment on the day of the auction, upon signing a contract to purchase. The down payment can be paid by personal check, corporate check, or cashier's check. The remainder of the purchase price is payable in cash at closing.

**FINANCING // INSPECTIONS:** 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. In addition, YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION(S), so be certain you have completed your due diligence on these properties.

**CLOSING:** Closing will take place on or before January 6, 2017.

**POSSESSION:** Landlord possession of the property will be given at closing, subject to any remaining rights of the 2016 farm tenant. The Purchaser(s) shall have full farming rights for the 2017 crop year.

**SURVEY:** A tract boundary survey has been completed for each auction tract of this farm, and you will be bidding and closing based on the actual surveyed acreage of the property.

**TAXES:** The Sellers shall give the Purchaser(s) a credit at the time of closing for the 2016 real estate taxes, payable in 2017, based upon the most recently ascertainable tax figures available at closing. The Purchaser(s) shall be responsible for any and all taxes thereafter.

**ACCEPTANCE OF BID PRICES:** The successful bidder(s) will sign a contract to purchase immediately following the close of bidding at the auction. Any and all final bid prices are subject to approval by the Sellers.

**TITLE:** The Sellers will furnish the Purchaser(s) an Owner's Policy of Title Insurance in the amount of purchase price and will provide a deed conveying the real estate to the Purchaser(s).

**MINERAL RIGHTS:** All mineral rights owned by the Sellers, if any, will be transferred to the Purchaser(s) at closing.

**AGENCY:** Gorsuch-Hensley Real Estate & Auction, Inc. and its representatives are exclusive agents of the Sellers.

**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 Sellers or the auction company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own

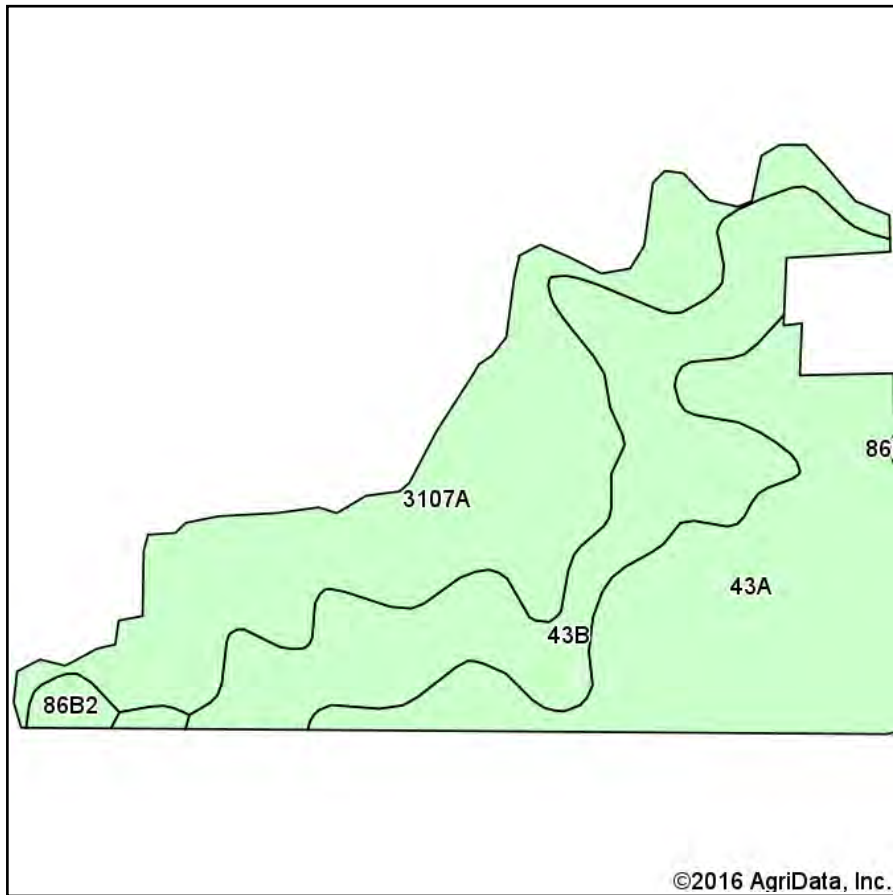
risk. Neither the Sellers nor the auction company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a particular use, access, water quantity or quality, 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. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The Sellers and the auction company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

**NOTE:** Videotaping, photography, and/or announcements will be allowed on auction day ONLY with prior approval from Gorsuch-Hensley Real Estate & Auction, Inc.

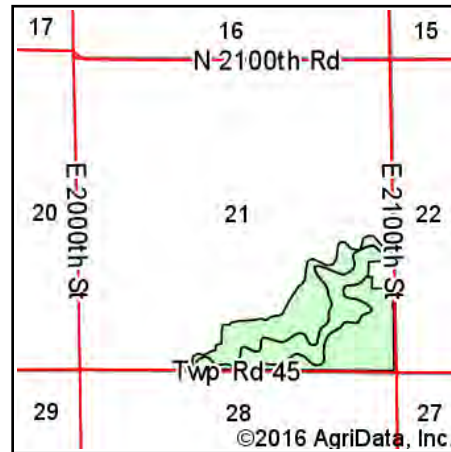
[www.gorsuch-hensley.com](http://www.gorsuch-hensley.com)

## Soils Map

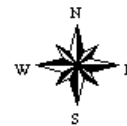


Soils data provided by USDA and NRCS.

## Tract 1 - Tillable Cropland



State: **Illinois**  
 County: **McDonough**  
 Location: **21-7N-1W**  
 Township: **Bushnell**



### Area Symbol: IL109, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	35.12	35.7%		FAV	189	60	71	139
43A	Ipava silt loam, 0 to 2 percent slopes	33.15	33.7%		FAV	191	62	77	142
**43B	Ipava silt loam, 2 to 5 percent slopes	28.69	29.2%		FAV	**189	**61	**76	**141
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	1.31	1.3%		FAV	**181	**57	**71	**134
<b>Weighted Average</b>						<b>189.6</b>	<b>60.9</b>	<b>74.5</b>	<b>140.5</b>

Area Symbol: IL109, Soil Area Version: 10

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

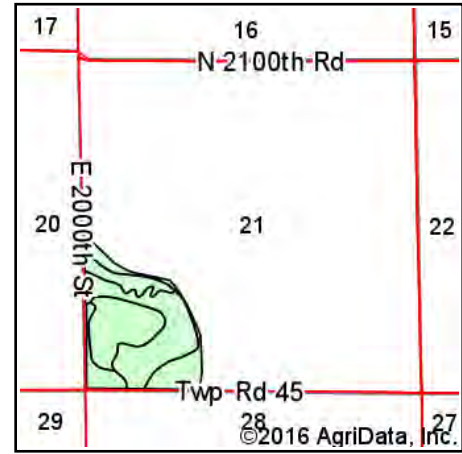
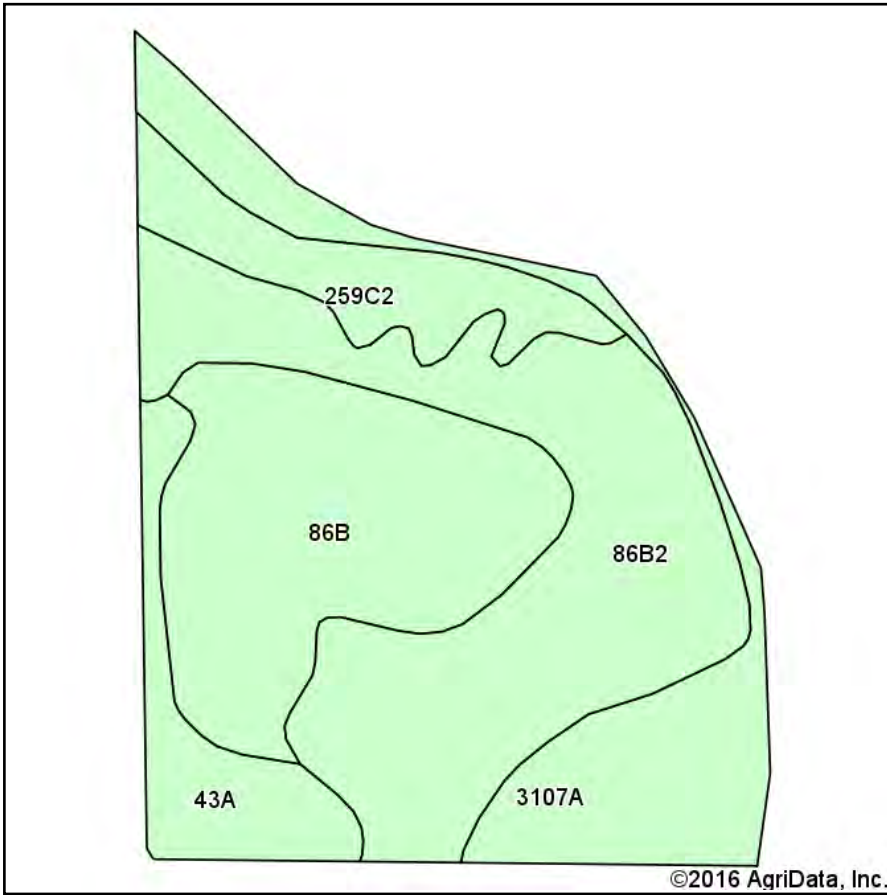
<sup>a</sup> UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Soils Map

# Tract 2 - Tillable Cropland



State: **Illinois**  
 County: **McDonough**  
 Location: **21-7N-1W**  
 Township: **Bushnell**



Soils data provided by USDA and NRCS.

### Area Symbol: IL109, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	28.35	37.7%		FAV	**181	**57	**71	**134
**86B	Osco silt loam, 2 to 5 percent slopes	20.23	26.9%		FAV	**189	**59	**74	**140
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	13.39	17.8%		FAV	189	60	71	139
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	7.04	9.4%		FAV	**152	**48	**60	**111
43A	Ipava silt loam, 0 to 2 percent slopes	6.20	8.2%		FAV	191	62	77	142
<b>Weighted Average</b>						<b>182.7</b>	<b>57.6</b>	<b>71.3</b>	<b>135</b>

Area Symbol: IL109, Soil Area Version: 10

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

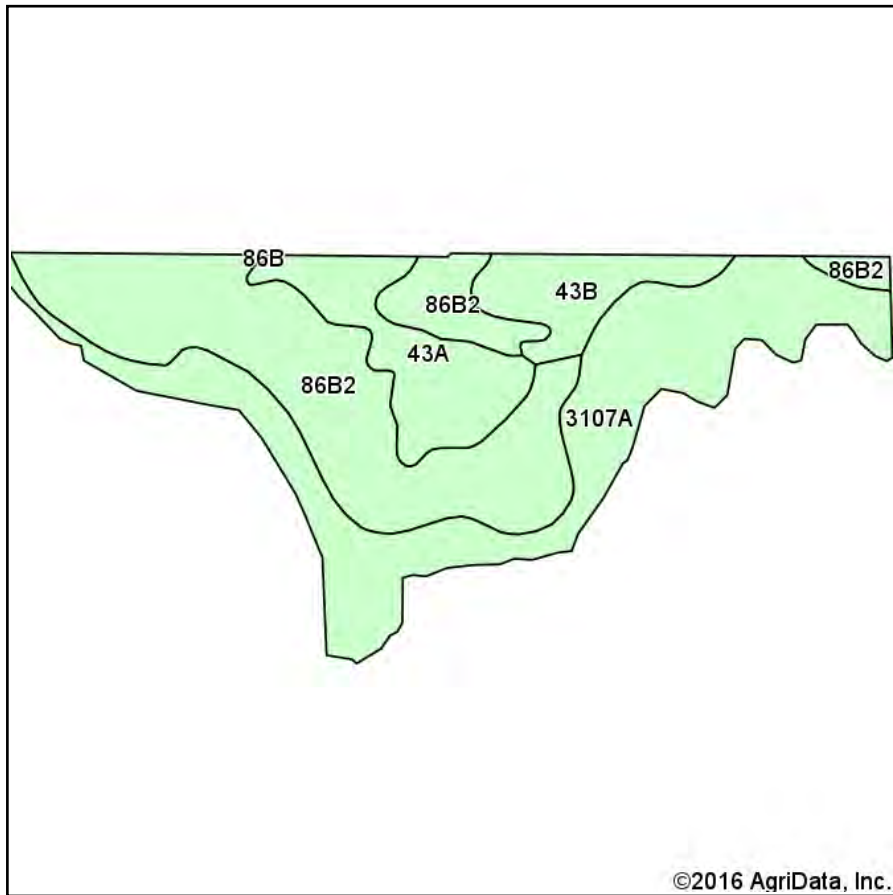
<sup>a</sup> UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

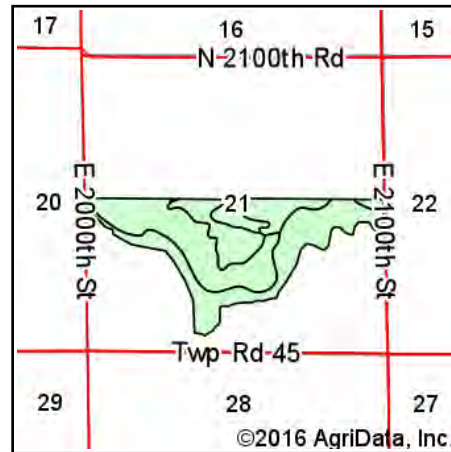


## Soils Map

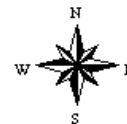


Soils data provided by USDA and NRCS.

## Tract 3 - Tillable Cropland



State: **Illinois**  
 County: **McDonough**  
 Location: **21-7N-1W**  
 Township: **Bushnell**



### Area Symbol: IL109, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	57.96	41.8%		FAV	**181	**57	**71	**134
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	51.67	37.2%		FAV	189	60	71	139
43A	Ipava silt loam, 0 to 2 percent slopes	17.49	12.6%		FAV	191	62	77	142
**43B	Ipava silt loam, 2 to 5 percent slopes	11.54	8.3%		FAV	**189	**61	**76	**141
**86B	Osco silt loam, 2 to 5 percent slopes	0.10	0.1%		FAV	**189	**59	**74	**140
<b>Weighted Average</b>						<b>185.9</b>	<b>59.1</b>	<b>72.2</b>	<b>137.5</b>

Area Symbol: IL109, Soil Area Version: 10

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

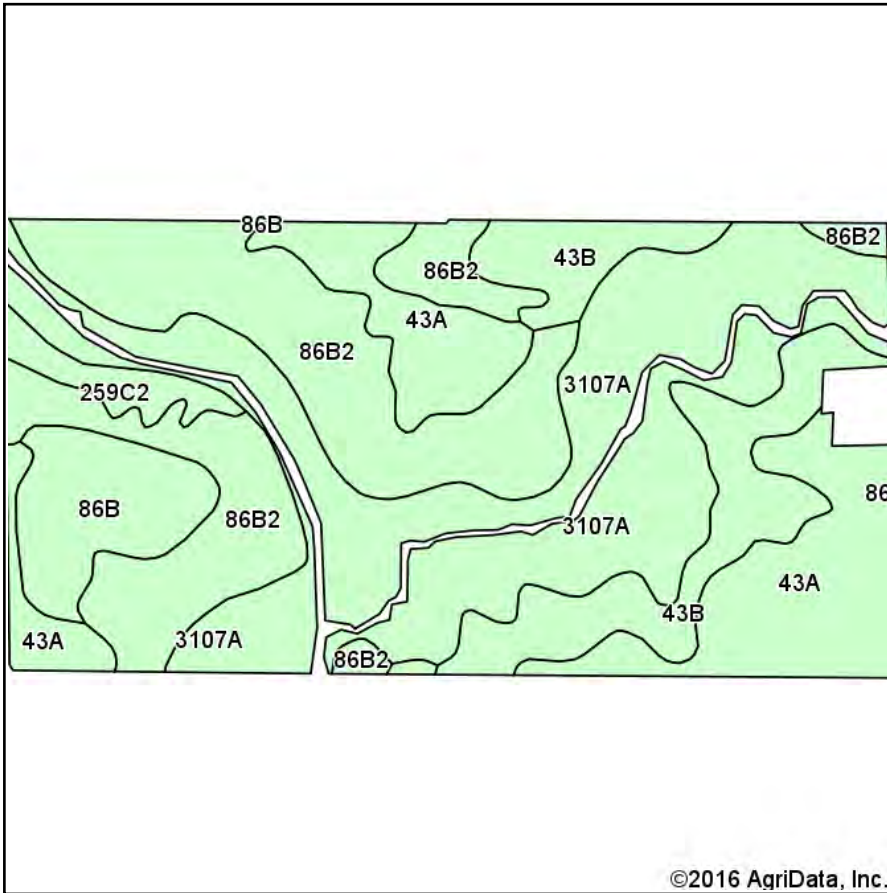
<sup>a</sup> UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

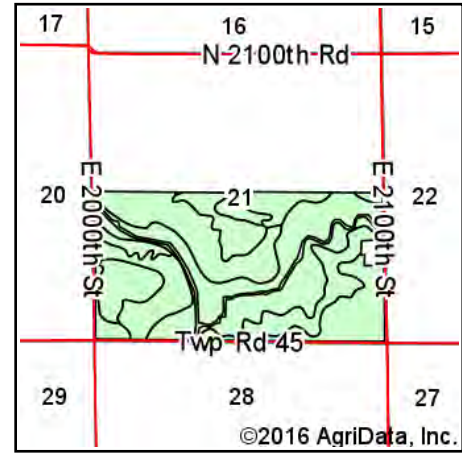
\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Soils Map

## Whole Farm - Tillable Cropland



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **McDonough**  
 Location: **21-7N-1W**  
 Township: **Bushnell**



Area Symbol: IL109, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	100.20	32.1%		FAV	189	60	71	139
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	87.60	28.1%		FAV	**181	**57	**71	**134
43A	Ipava silt loam, 0 to 2 percent slopes	56.84	18.2%		FAV	191	62	77	142
**43B	Ipava silt loam, 2 to 5 percent slopes	40.23	12.9%		FAV	**189	**61	**76	**141
**86B	Osco silt loam, 2 to 5 percent slopes	20.33	6.5%		FAV	**189	**59	**74	**140
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	7.04	2.3%		FAV	**152	**48	**60	**111
<b>Weighted Average</b>						<b>186.3</b>	<b>59.3</b>	<b>72.7</b>	<b>137.8</b>

Area Symbol: IL109, Soil Area Version: 10

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

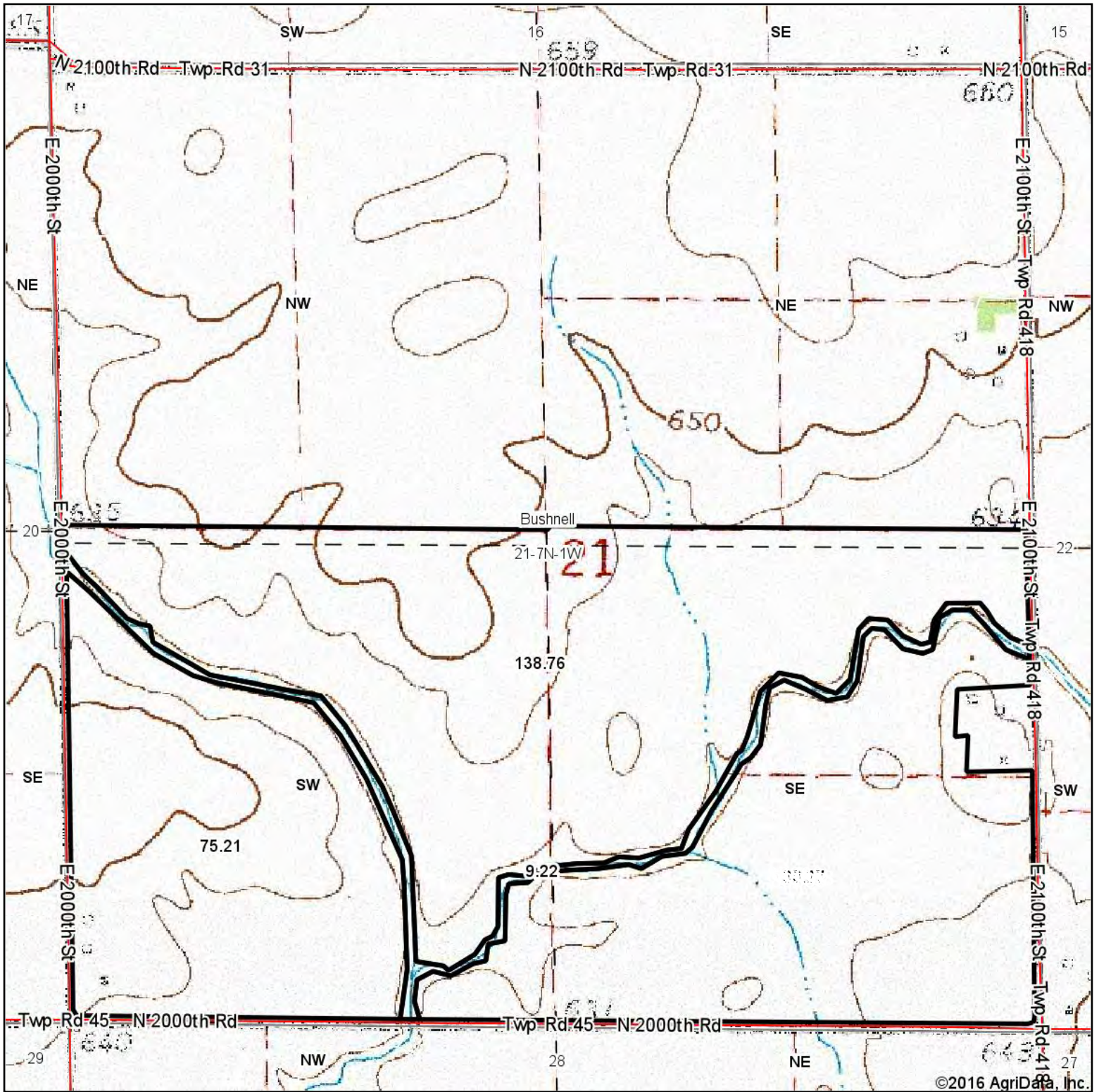
<sup>a</sup> UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



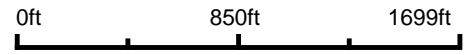
# Topography Map



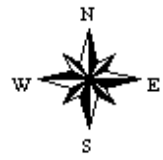
©2016 AgriData, Inc.

**GH** GORSUCH-HENSLEY  
Real Estate & Auction, Inc.

map center: 40° 34' 42.79, -90° 30' 48.48



**21-7N-1W**  
**McDonough County**  
**Illinois**



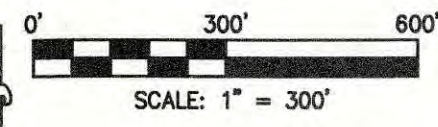
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2016 www.AgriDataInc.com

9/20/2016

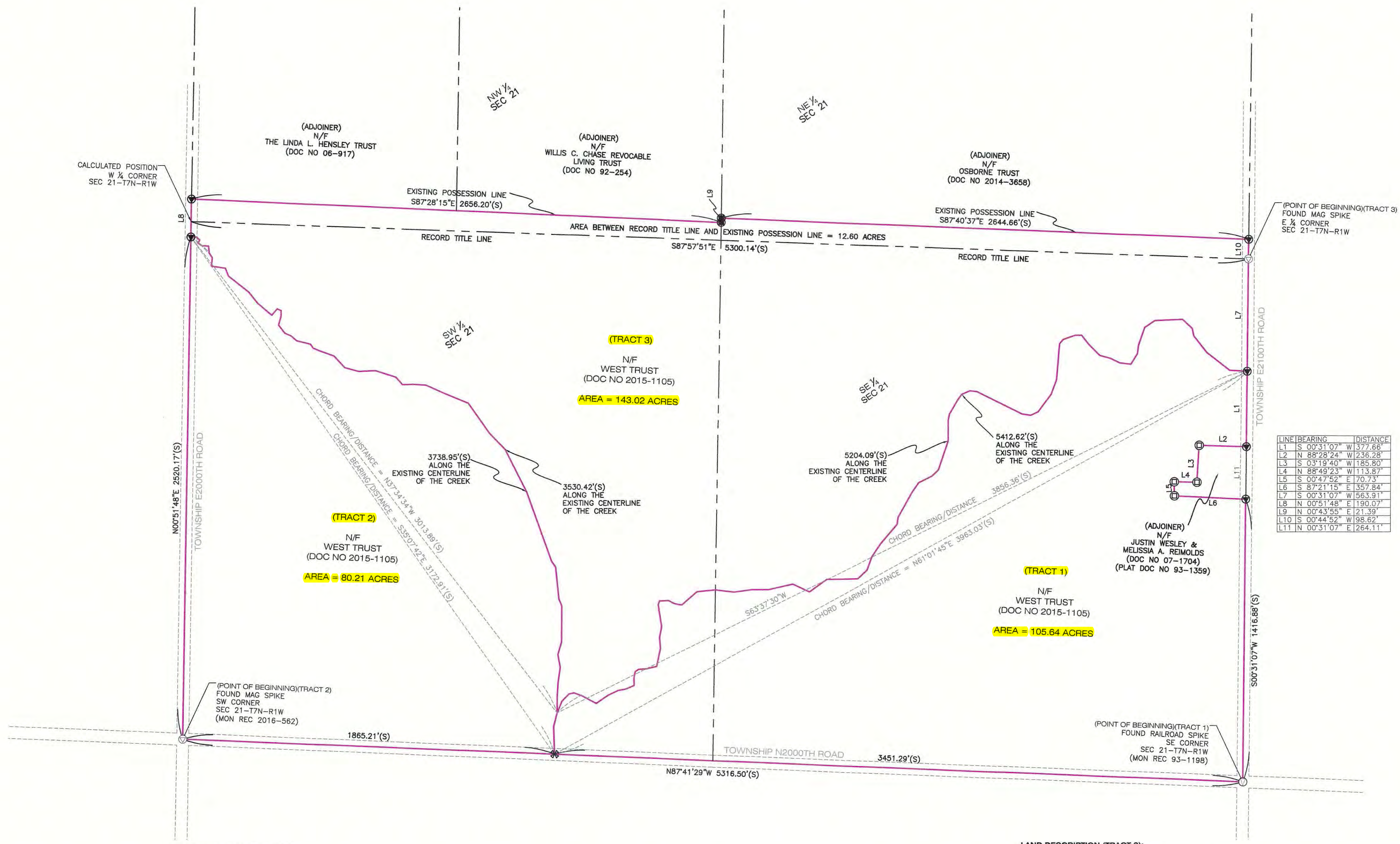
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



THREE TRACTS OF LAND BEING PARTS OF THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS



LEGEND	
N/F	NOW OR FORMERLY
---	EXISTING FENCE LINE
⊙	FOUND MAG SPIKE
⊕	FOUND IRON ROD
⊖	FOUND RAILROAD SPIKE
⊙	SET MAG SPIKE
⊗	CUT CROSS
⊙	SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"



LINE	BEARING	DISTANCE
L1	S 09°31'07" W	377.66'
L2	N 88°28'24" W	236.28'
L3	S 03°19'40" W	185.80'
L4	N 88°49'23" W	113.87'
L5	S 09°47'52" E	70.73'
L6	S 87°21'15" E	157.84'
L7	S 09°31'07" W	377.66'
L8	N 09°51'48" E	190.07'
L9	N 07°43'55" E	21.39'
L10	S 09°47'52" E	70.73'
L11	N 09°31'07" E	264.11'

LAND DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING PARTS OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH LINE OF SAID SECTION 21, NORTH 87 DEGREES 41 MINUTES 29 SECONDS WEST, 3451.29 FEET TO A CUT CROSS MARKING THE INTERSECTION OF SAID SOUTH LINE OF SECTION 21 WITH THE EXISTING CENTERLINE OF A CREEK; THENCE LEAVING SAID SOUTH LINE, ALONG SAID CENTERLINE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 5412.62 FEET TO A SET MAG SPIKE MARKING THE INTERSECTION OF SAID CENTERLINE OF CREEK WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE LEAVING SAID CENTERLINE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 31 MINUTES 07 SECONDS WEST, 377.66 FEET TO A SET MAG SPIKE MARKING THE INTERSECTION OF SAID CENTERLINE OF CREEK WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, 190.07 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID WEST LINE, ALONG AN EXISTING POSSESSION LINE, SOUTH 87 DEGREES 29 MINUTES 15 SECONDS EAST, 2844.66 FEET TO A SET MAG SPIKE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID WEST LINE, NORTH 80 DEGREES 43 MINUTES 55 SECONDS EAST, 21.39 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, ALONG AN EXISTING POSSESSION LINE, SOUTH 87 DEGREES 40 MINUTES 37 SECONDS EAST, 2844.66 FEET TO A SET MAG SPIKE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 44 MINUTES 52 SECONDS WEST, 98.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 105.64 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER, 2016 AND IS ALSO SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 2):

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND MAG SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, 190.07 FEET TO A SET MAG SPIKE MARKING THE INTERSECTION OF SAID WEST LINE OF SECTION 21 WITH THE EXISTING CENTERLINE OF A CREEK; THENCE LEAVING SAID WEST LINE, ALONG SAID CENTERLINE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 3738.95 FEET TO A CUT CROSS MARKING THE INTERSECTION OF SAID CENTERLINE OF CREEK WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE, NORTH 87 DEGREES 41 MINUTES 29 SECONDS WEST, 1865.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 80.21 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER, 2016 AND IS ALSO SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 3):

A TRACT OF LAND BEING PARTS OF THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND MAG SPIKE MARKING THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SOUTH 00 DEGREES 31 MINUTES 07 SECONDS WEST, 377.66 FEET TO A SET MAG SPIKE MARKING THE INTERSECTION OF SAID EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 WITH THE EXISTING CENTERLINE OF A CREEK; THENCE LEAVING SAID EAST LINE, ALONG SAID CENTERLINE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 5204.09 FEET TO THE INTERSECTION OF SAID CENTERLINE OF CREEK WITH THE FORK OF AN EXISTING CENTERLINE OF ANOTHER CREEK; THENCE LEAVING SAID FORK, ALONG SAID EXISTING CENTERLINE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 3530.42 FEET TO A SET MAG SPIKE MARKING THE INTERSECTION OF SAID CENTERLINE OF CREEK WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, 190.07 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID WEST LINE, ALONG AN EXISTING POSSESSION LINE, SOUTH 87 DEGREES 29 MINUTES 15 SECONDS EAST, 2844.66 FEET TO A SET MAG SPIKE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID WEST LINE, NORTH 80 DEGREES 43 MINUTES 55 SECONDS EAST, 21.39 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, ALONG AN EXISTING POSSESSION LINE, SOUTH 87 DEGREES 40 MINUTES 37 SECONDS EAST, 2844.66 FEET TO A SET MAG SPIKE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 44 MINUTES 52 SECONDS WEST, 98.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 143.02 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER, 2016 AND IS ALSO SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

- GENERAL NOTES:
- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
  - FIELD WORK COMPLETED: OCTOBER 11, 2016.
  - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
  - BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.



**SURVEYOR'S CERTIFICATION:**

TO: WEST TRUST

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION  
PROFESSIONAL DESIGN FIRM NO. 5094

PROJECT NO: 2016-242

ROYCE P. JONES,  
ILL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: OCTOBER 12, 2016

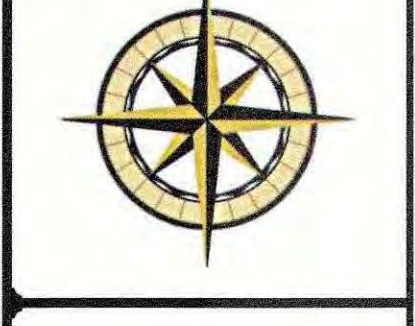
MY LICENSE EXPIRES NOVEMBER 30, 2018

REVISIONS
DATE
DESCRIPTION

WEST TRUST  
C/O DOUGLAS L. HENSLEY  
GORSUCH-HENSLEY  
REAL ESTATE & AUCTION, INC.  
1050 NORTH MAIN ST.  
CANTON, IL 61520

BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.  
103 EAST BROADWAY  
MONMOUTH, IL 61462  
P: (309) 734-2534  
F: (309) 734-2525  
www.thejonescorp.com



DRAWN BY	RPJ
CHECKED BY	RPJ/JLJ
DATE	10/12/2016
Job Number	2016-242