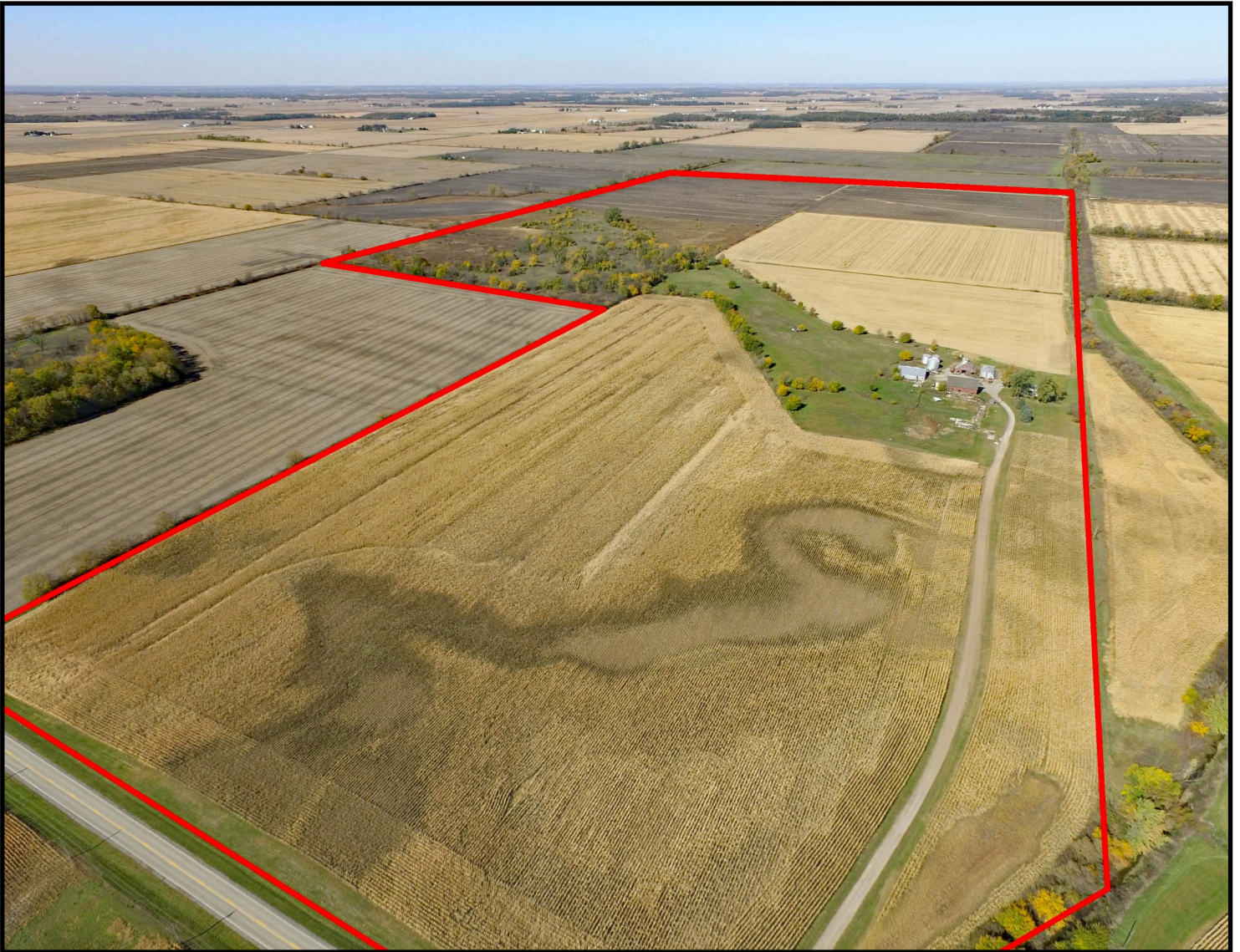


LAND FOR SALE

LISTING #15213

237 ACRES M/L
HENRY COUNTY, ILLINOIS



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125

O: 563-659-8185

Alan@PeoplesCompany.com

YEGGEMCNEILLAND.COM

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The East 1/2 of the Northeast 1/4 of Section 4 and the West 1/2 of the West 1/2 of Section 3, Township 17 North, Range 4 East, Henry Co., Illinois.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to offer 237 acres m/l of highly tillable farmland in Henry County, Illinois. The farm is located in a great location, just North of Atkinson Illinois. This highly tillable tract contains 189.16 FSA cropland acres with productive soils including Montgomery, Booker and Niota silt loams. This farm has been well managed and has produced tremendous yields. Several competing grain marketing options are located nearby including ADM grain. Farm includes an older farm house with several outbuildings and grain bins.

LEASE/FSA INFORMATION:

Open for the 2021 crop year.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: **Alan McNeil**
Cell: 563.321-1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneilland.com

Clifford & Alice Rahn Trust, 237 Acres M/L, Henry County, IL

TOTAL ACRES:	237 Acres M/L
PRICE:	\$1,272,000
Price Per Acre:	\$5,367
Owner:	Marilyn Yerkey
Operator:	Rahn
County & State:	Henry Co., Illinois
Location:	4 miles North of Atkinson, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	91.8
Taxable Acres:	236.8
Net RE Taxes:	\$5,508 \$23/acre
Taxes Payable In:	2020
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	231.26
Crop Acres:	189.16
Effective DCP Cropland	189.16
Corn Base:	99.7
Corn Yield:	132
Soybean Base:	84.1
Soybean Yield:	38
Wheat Base:	4
Wheat Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	237
Tillable Acres:	189.16
CRP Acres:	
Farmstead:	3
Roads:	1.5
Waterways:	
Timber:	
Pasture:	43.34

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

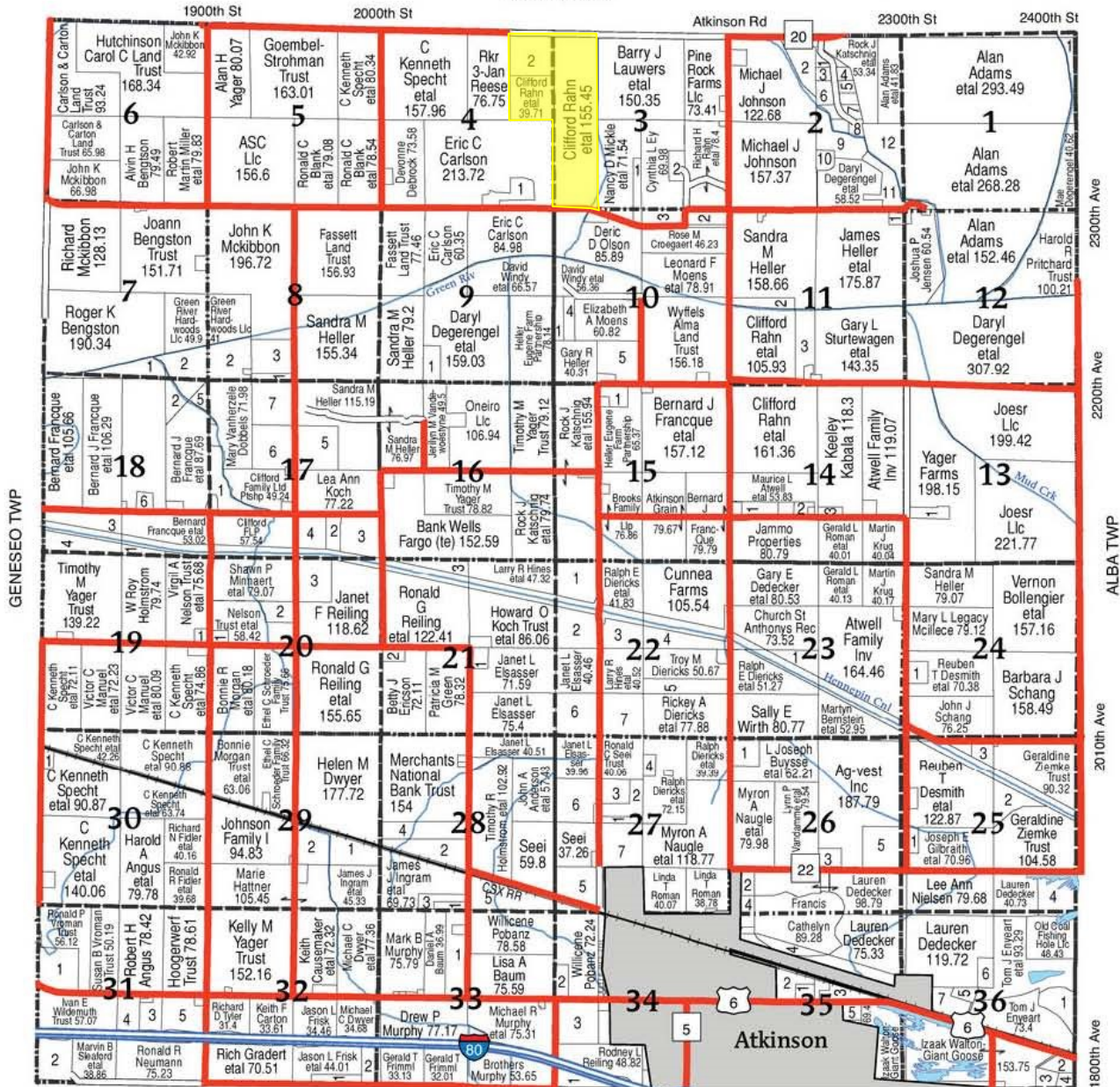
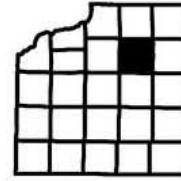
T-17-N

ATKINSON PLAT

(Landowners)

LORAIN TWP

R-4-E



CORNWALL TWP

ATKINSON TOWNSHIP

SECTION 1

1. Muirhead, Robert C
16.72

SECTION 2

1. Dralle, Mary E etal 10.06
2. Thomas, Craig A
etal 24.24
3. Johnson, Michael J
etal 5.01
4. Labrie, Charles A
etal 5.01
5. Clementz, Steven C 5

6. Lease, Todd etal 9.98
7. Mannon, Michael W
etal 5.77
8. Swinford, Paul D 5.39
9. Minor, Lillian B 28.43
10. Minor, Wayne E
etal 7.90
11. Hodgson, Rhett
etal 21.10
12. Adams, Alan etal 35.44

SECTION 3

1. Kerschietter, Miachel A
etal 8.29
2. Ey, Cynthia L 10.04

SECTION 4

1. Carlson, Eric C
etal 17.23
2. Rahn, Clifford
etal 38.27

SECTION 7

1. Francque Trust, Albert
etal 29.10
2. Dobbels, Mary
Vanherzele 35.64

SECTION 8

1. Miller, Robert M
etal 6.61

2. Dobbels, Mary
Vanherzele 35.52
3. Francque, Joel A
etal 31.13

SECTION 9

1. Olson, Robert T
etal 13.52

SECTION 10

1. Heller Eugene Farm
Partnership 10.07
2. Croegaert, Rose M
14.09
3. Ey, Cynthia L 13.85

4. Heller Eugene Farm
Partnership 10.07
5. Heller Eugene Farm
Partnership 36.63

SECTION 11

1. Heller, Sandra M 5.45
2. Heller, James etal 12.65
3. Sturtewagen, Gary L
etal 27.39

SECTION 13

1. Yager Farms Co-ptshp
9.99

SECTION 14

1. King, Luan L 11.49
2. Roman Trust, Gerald L
5.11
3. Federal National
Mortgage Assoc 5.16

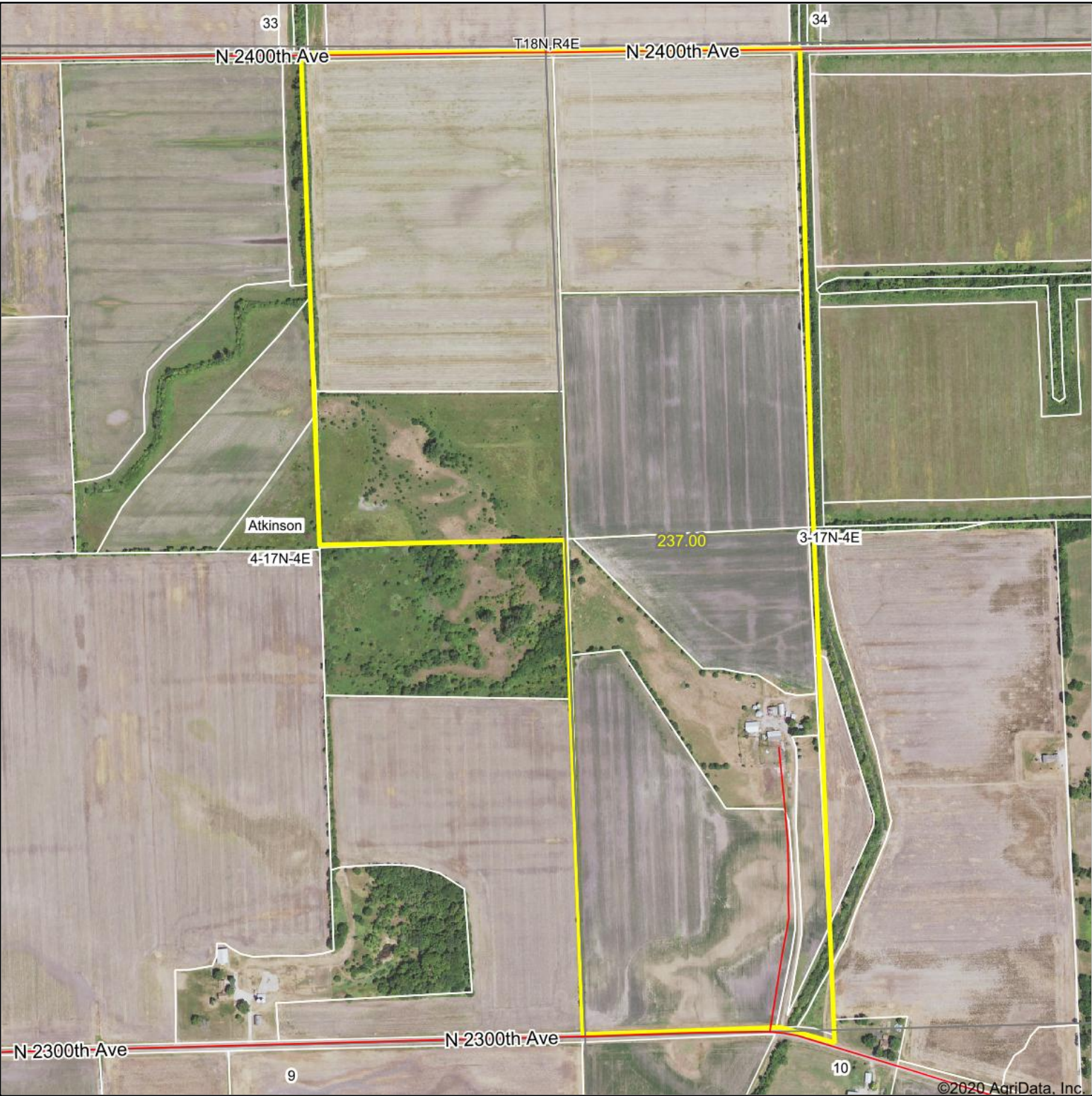
SEE PAGES 106-110 FOR ADDITIONAL
NAMES NOT LISTED ON MAPS.


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40

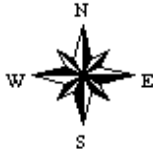
HENRY CO., IL

Aerial Map - Total Acres





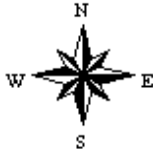
Map Center: 41° 29' 21.82, -90° 1' 48.9



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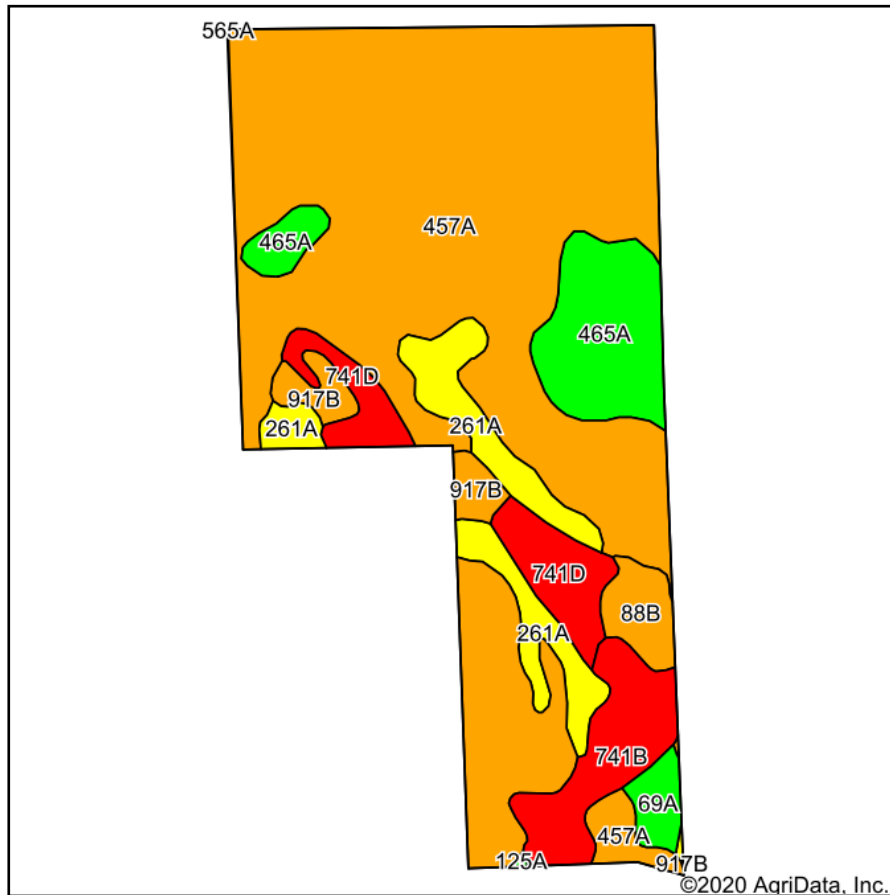
Field borders provided by Farm Service Agency as of 5/21/2008.

0ft 828ft 1656ft

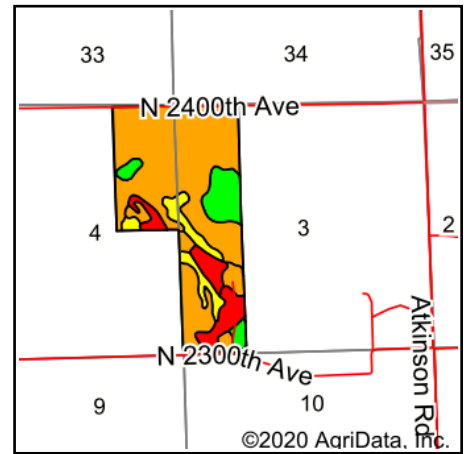


10/19/2020

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **4-17N-4E**
 Township: **Atkinson**
 Acres: **237**
 Date: **10/19/2020**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
457A	Booker silty clay, 0 to 2 percent slopes	154.36	65.1%		116	41	44	48	0.00	89
465A	Montgomery silty clay, 0 to 2 percent slopes	21.17	8.9%		148	49	58	68	0.00	110
261A	Niota silt loam, 0 to 2 percent slopes	19.21	8.1%		131	43	55	65	0.00	98
**741B	Oakville fine sand, 1 to 7 percent slopes	14.03	5.9%		**106	**38	**47	**52	0.00	**81
**741D	Oakville fine sand, 7 to 15 percent slopes	13.57	5.7%		**100	**35	**44	**49	0.00	**76
**917B	Oakville-Tell complex, 1 to 7 percent slopes	5.64	2.4%		**124	**42	**50	**61	0.00	**94
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	5.33	2.2%		**118	**41	**50	**57	0.00	**91
69A	Milford silty clay loam, 0 to 2 percent slopes	3.57	1.5%		171	57	68	88	0.00	128
125A	Selma loam, 0 to 2 percent slopes	0.12	0.1%		176	57	70	90	0.00	129
Weighted Average					119.7	41.6	47	52.6	0.00	91.2

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: <http://soilproductivity.nres.illinois.edu/>

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

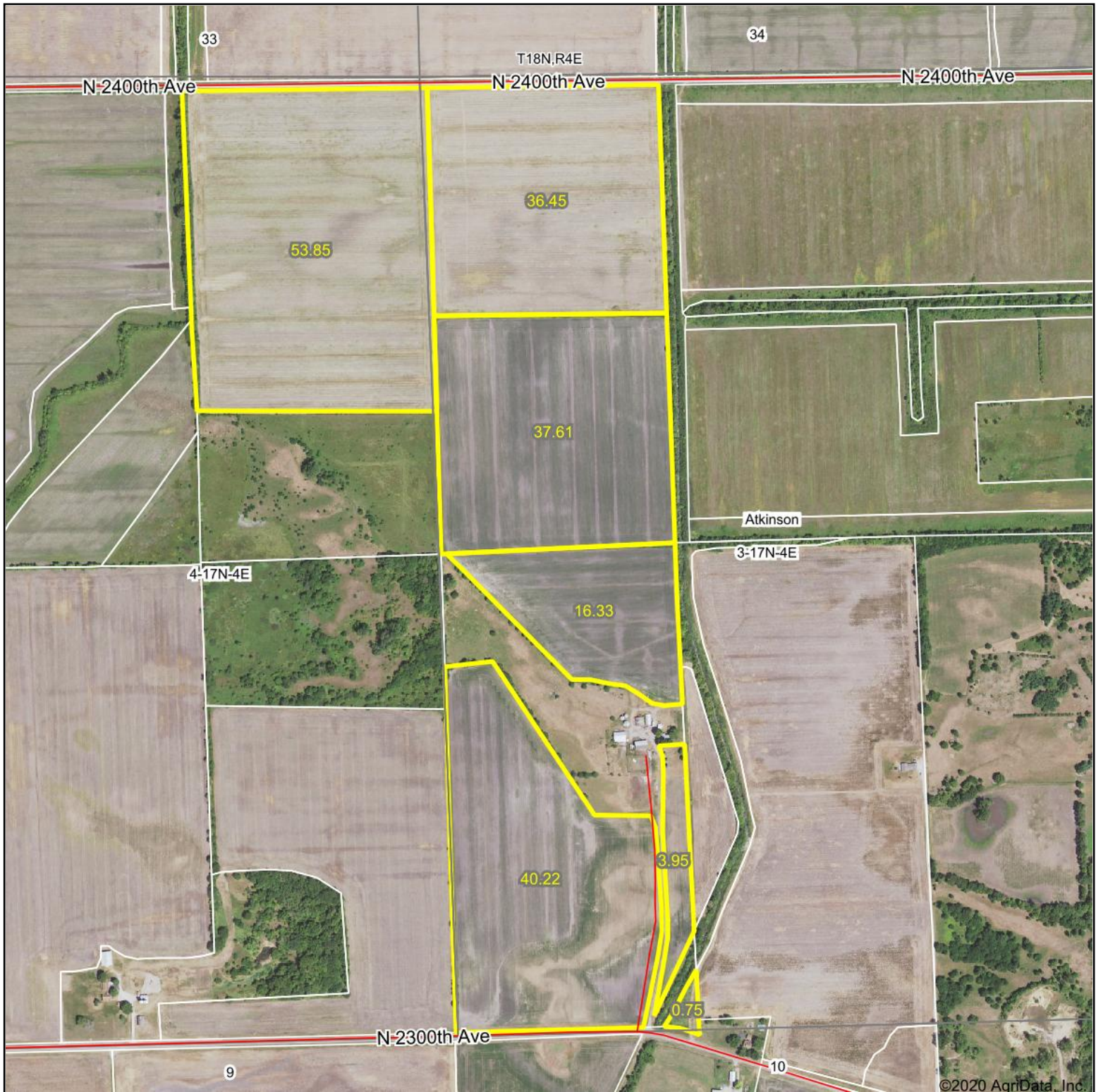
b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Aerial Map - Tillable Acres



Map Center: 41° 29' 22.42, -90° 1' 39.62

0ft 852ft 1703ft

3-17N-4E
Henry County
Illinois

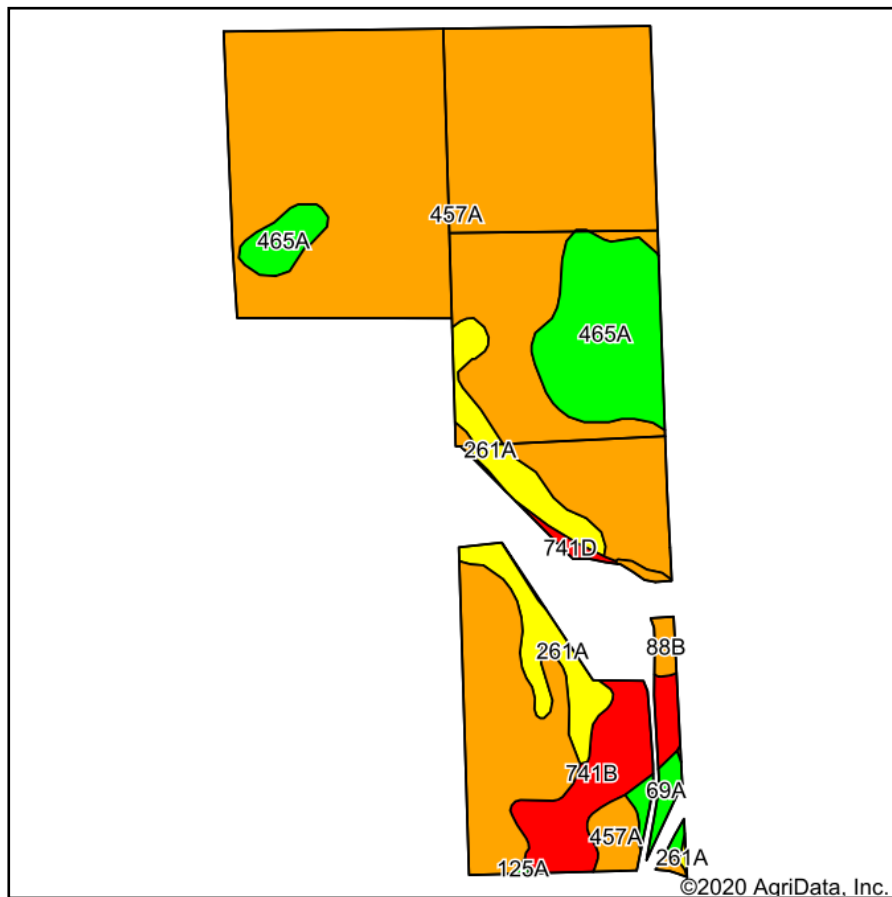


10/13/2020

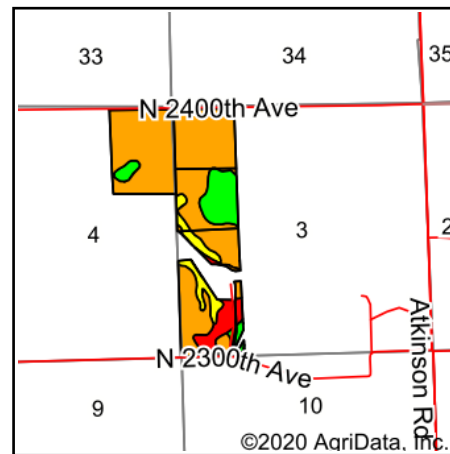
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **3-17N-4E**
 Township: **Atkinson**
 Acres: **189.16**
 Date: **10/13/2020**



Area Symbol: IL073, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
457A	Booker silty clay, 0 to 2 percent slopes	138.90	73.4%		116	41	44	48	0.00	89
465A	Montgomery silty clay, 0 to 2 percent slopes	20.52	10.8%		148	49	58	68	0.00	110
261A	Niota silt loam, 0 to 2 percent slopes	13.00	6.9%		131	43	55	65	0.00	98
**741B	Oakville fine sand, 1 to 7 percent slopes	12.02	6.4%		**106	**38	**47	**52	0.00	**81
69A	Milford silty clay loam, 0 to 2 percent slopes	2.28	1.2%		171	57	68	88	0.00	128
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	1.45	0.8%		**118	**41	**50	**57	0.00	**91
**741D	Oakville fine sand, 7 to 15 percent slopes	0.80	0.4%		**100	**35	**44	**49	0.00	**76
125A	Selma loam, 0 to 2 percent slopes	0.11	0.1%		176	57	70	90	0.00	129
**917B	Oakville-Tell complex, 1 to 7 percent slopes	0.08	0.0%		**124	**42	**50	**61	0.00	**94
Weighted Average					120.5	42	46.8	52.2	0.00	91.8

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: <http://soilproductivity.nres.illinois.edu/>

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

b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



United States
Department of
Agriculture

Henry County, Illinois

SB,S,B=Soybeans,Com,GR Hay=MixFG,LGM,FG

Alf=Alfalfa,FG WW=MixFG,LGM,LS

Pasture,Past=MixFG,LGM,GZ *Non-Irrigated unless noted on the map

2020 Producer States:

Farm 3909

Tract 681

2020 Program Year

CLU	Acres	HEL	Crop
1	53.85	NHEL	
2	36.45	NHEL	
3	37.61	NHEL	
4	16.33	NHEL	
5	40.22	NHEL	
6	3.95	NHEL	
7	0.75	NHEL	
8	24.35	UHEL	NC
9	17.75	UHEL	NC

Page Cropland Total: 189.16 acres



Map Created March 28, 2020

street100k_1_il_utm

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3909

Prepared: 10/13/20 9:44 AM

Crop Year: 2020

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

RAHN, RANDY

Farm Identifier

Not Applicable

Farms Associated with Operator:

159, 507, 513, 9017, 9018

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
231.26	189.16	189.16	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	189.16	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	4.0	46	0.00	
CORN	99.7	132	0.00	0
SOYBEANS	84.1	38	0.00	0
Total Base Acres:	187.8			

Tract Number: 681 **Description** L4 SEC 3/4 ATKINSON

FSA Physical Location : Henry, IL

ANSI Physical Location: Henry, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
231.26	189.16	189.16	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	189.16	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.0	46	0.00
CORN	99.7	132	0.00

Illinois

Henry

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3909

Prepared: 10/13/20 9:44 AM

Crop Year: 2020

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	84.1	38	0.00
Total Base Acres:	187.8		

Owners: CLIFFORD RAHN RESIDUARY TR

ALICE M RAHN ADMIN IRRV TR

Other Producers: None











DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

_____ (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).

_____ (b) Seller has provided the purchaser with all available records and reports pertaining to elevated radon concentrations within the dwelling.

JPY MLY _____ (c) Seller has no knowledge of elevated radon concentrations in the dwelling.

JPY MLY _____ (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

_____ (e) Purchaser has received copies of all information listed above.

_____ (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial if applicable)

_____ (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Seller Margaret L. Yerkey

Date 10-8-20

Seller James P. Yerkey

Date 10-9-2020

Purchaser _____

Date _____

Purchaser _____

Date _____

Agent Chris J. Martin

Date 10-9-2020

Agent _____

Date _____

Property Address 21148 N 2300 Ave

City, State, Zip Code Geneseo, IL



Quad City Area REALTOR® Association
IL RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT



NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY SELLER CREATES LEGAL OBLIGATIONS ON SELLER THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 21198 N 2300 Avenue
City, State & Zip Code: ATKINSON ILLINOIS Geneseo, IL
Seller's Name: Clifford RAHN TRUST, ALICE RAHN Trust

This report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of 029, 2020, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect) or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

- | YES | NO | N/A | |
|------------------------------|-------------------------------------|-------------------------------------|--|
| 1. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Seller has occupied the property within the last 12 months. (No explanation is needed.) |
| 2. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of flooding or recurring leakage problems in the crawlspace or basement. |
| 3. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property. |
| 4. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the basement or foundation (including cracks and bulges). |
| 5. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of leaks or material defects in the roof, ceilings or chimney. |
| 6. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the walls or floors. |
| 7. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the electrical system. |
| 8. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool). |
| 9. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the well or well equipment. |
| 10. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe conditions in the drinking water. |
| 11. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 12. <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of material defects in the fireplace or woodburning stove. |
| 13. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| 14. <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of unsafe concentrations of radon on the premises. |
| 15. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |
| 16. <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises. |
| 17. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. |
| 18. <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of current infestations of termites or other wood boring insects. |
| 19. <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of a structural defect caused by previous infestations of termites or other wood boring insects. |
| 20. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of underground fuel storage tanks on the property. |
| 21. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of boundary or lot line disputes. |
| 22. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected. |
| 23. <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act. |

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

Check here if additional pages used: ☐

Seller certifies that seller has prepared this statement and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

Seller: Malden & Gehen Date: 10-9-20
Seller: _____ Date: _____

PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. PROSPECTIVE BUYER IS AWARE THAT HE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____
Prospective Buyer: _____ Date: _____ Time: _____

Disclosure of Information & Acknowledgment Form - Lead-Based Paint and/or Lead-Based Paint Hazards -

(Seller(s) must read, initial and sign prior to signing Listing Agreement. Purchaser(s) must read, initial and sign prior to signing Purchase Agreement. Seller and Purchaser agree that this form shall be an attachment to any Purchase Agreement between them for this property.)

Property Address: 21148 N 2300 Avenue Geneseo IL

LEAD WARNING STATEMENT:

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (Seller(s) MUST Initial Both A and B, and Check (i) or (ii) under Both A and B):

MLY / JRP A. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

☐ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller (check (i) or (ii) below):

☒ (i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

☒ (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT (Purchaser(s) MUST Initial C and Check (i) or (ii) under C. Purchaser(s) MUST Initial Both D and E and Check (i) or (ii) under E):

 / C. ☐ (i) Purchaser has received copies of all information listed above, OR

☐ (ii) No records or reports were available.

 / D. Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

 / E. Purchaser has (check (i) or (ii) below):

☐ (i) Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR

☐ (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (Listing Agent (LA) and Selling Agent (SA) MUST Initial as Noted):

 / F. Listing Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

 / G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the Lead-Based Paint Disclosure requirements by the use and completion of this disclosure form.

CERTIFICATION OF ACCURACY:

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 / Seller Date 10-9-20
 / Seller Date 10-9-2020
 / Listing Agent Date 10-9-2020

 / Purchaser Date
 / Purchaser Date
 / Selling Agent Date