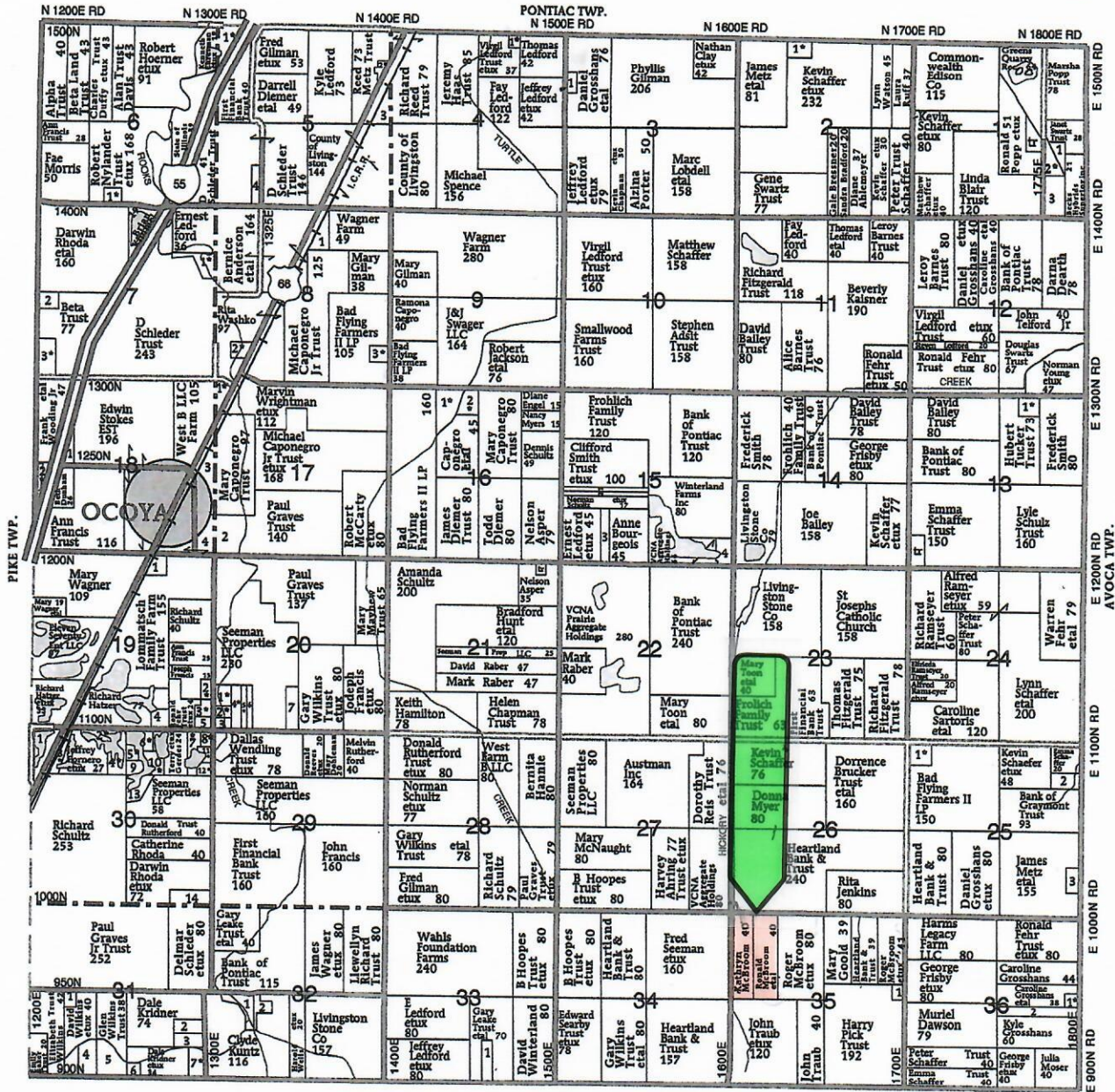
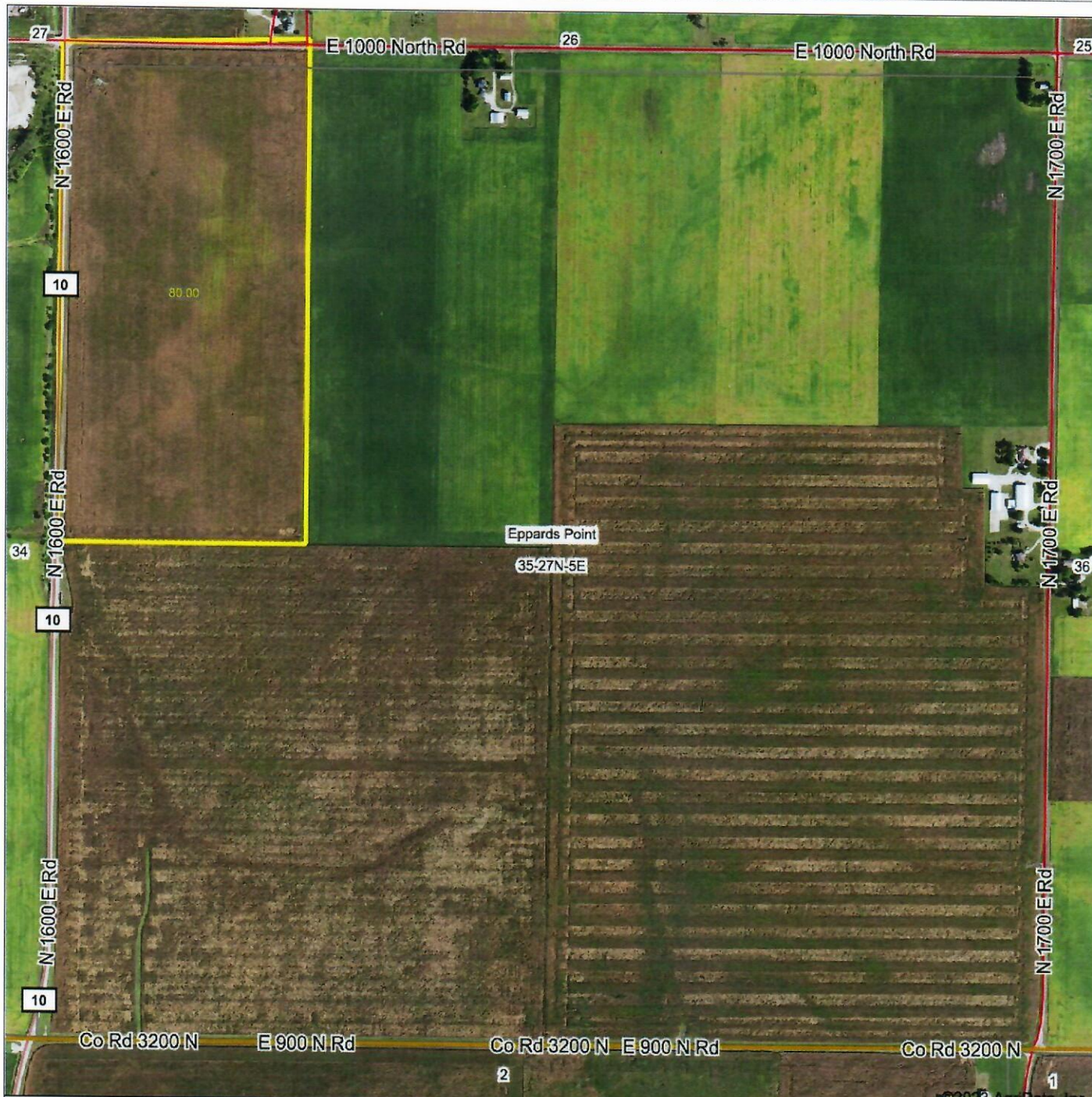


(Landowners)



MCLEAN CO.

Aerial Map



Map Center: 40° 45' 51.79, -88° 36' 46.35



35-27N-5E
Livingston County
Illinois

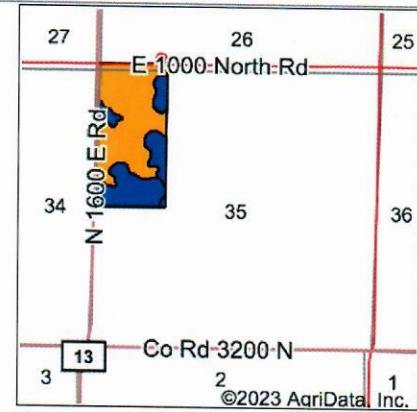
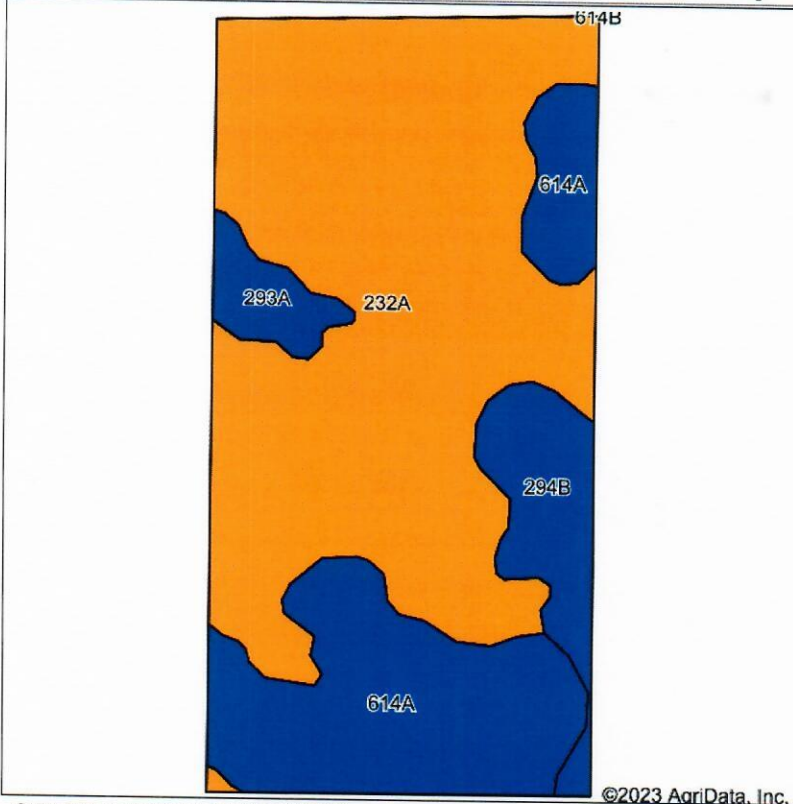


1/13/2023

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Illinois**
 County: **Livingston**
 Location: **35-27N-5E**
 Township: **Eppards Point**
 Acres: **80**
 Date: **1/13/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	50.54	63.2%		FAV	170	56	65	85	0	0.00	5.14	127
614A	Chenoa silty clay loam, 0 to 2 percent slopes	20.10	25.1%		FAV	174	57	68	92	0	0.00	5.14	129
**294B	Symerton silt loam, 2 to 5 percent slopes	6.57	8.2%		FAV	**177	**55	**68	**91	0	**6.21	0.00	**130
293A	Andres silt loam, 0 to 2 percent slopes	2.79	3.5%		FAV	184	59	71	97	0	0.00	5.39	135
Weighted Average						172.1	56.3	66.2	87.7	*-	0.51	4.73	128

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

^a UNF = unfavorable; FAV = favorable

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

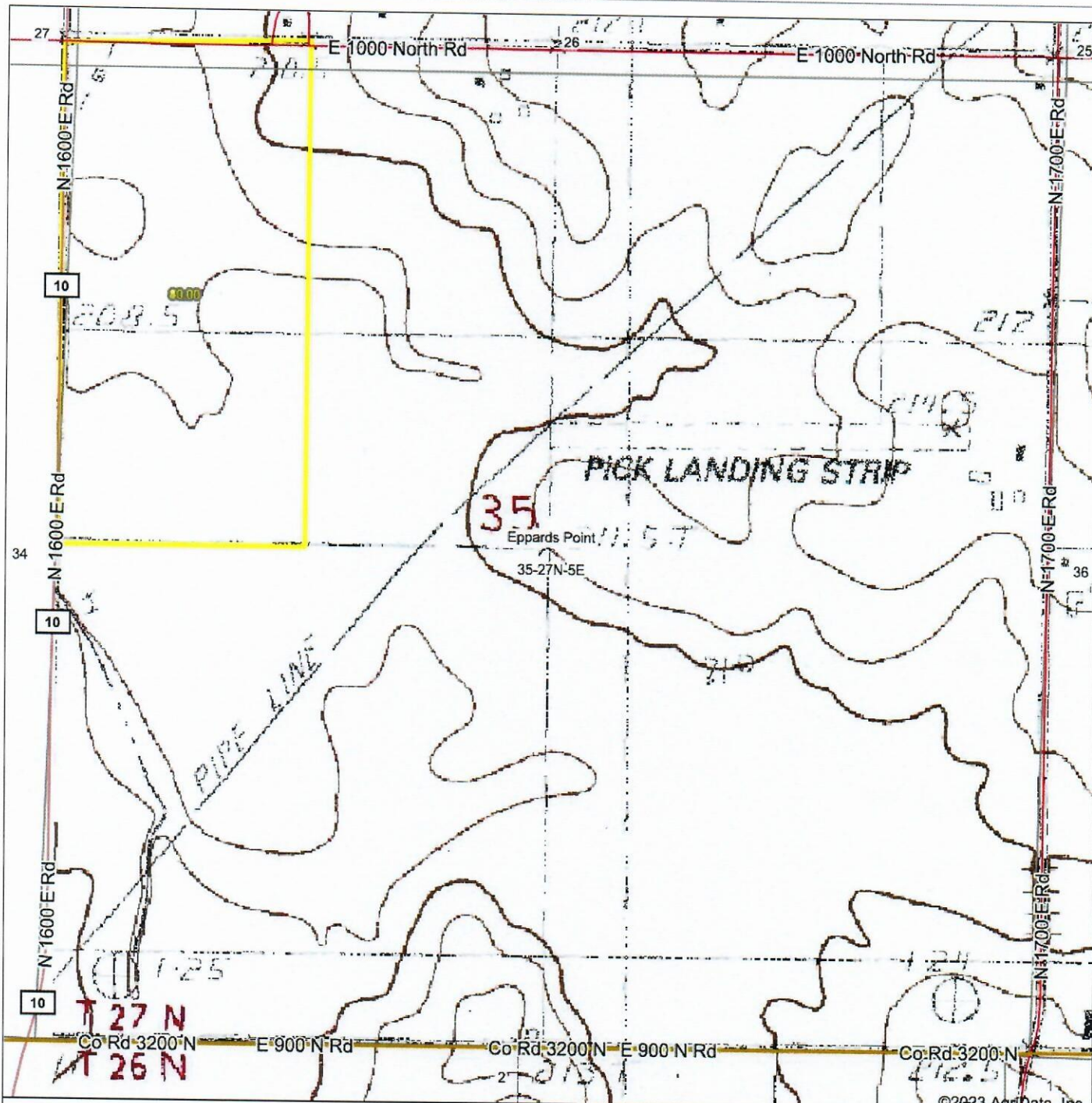
^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

Topography Map



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map center: 40° 45' 51.79, -88° 36' 46.35



35-27N-5E
Livingston County
Illinois



1/13/2023

Maps Provided By:

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Property Information		
Parcel Number 21-21-35-100-005	Site Address FAIRBURY, IL 61739	Owner Name & Address MCBROOM, RONALD E 29775 THORNTON DR KINGSTON, IL, 60145
Tax Year 2021 (Payable 2022) ▼		
Sale Status None	Neighborhood Code	Land Use
Property Class 0021 - FARMLAND	Tax Code 21002 -	Tax Status Taxable
Net Taxable Value 16,013	Tax Rate 7.771030	Total Tax \$1,276.58
Township Eppards Point	Acres 40.0000	Mailing Address
Tract Number	Lot Size	TIF Base Value 0
Legal Description 21-35-100-005 S35 T27 R5 40 ACRES E1/2 W1/2 NW1/4		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	16,013	0	0	16,013
Department of Revenue	0	0	16,013	0	0	16,013
Board of Review Equalized	0	0	16,013	0	0	16,013
Board of Review	0	0	16,013	0	0	16,013
S of A Equalized	0	0	16,013	0	0	16,013
Supervisor of Assessments	0	0	16,013	0	0	16,013
Township Assessor	0	0	16,013	0	0	16,013
Prior Year Equalized	0	0	14,634	0	0	14,634

Billing			
	1st Installment (Due 07/13/2022)	2nd Installment (Due 09/13/2022)	Totals
Tax Billed		\$622.19	\$1,244.38
Penalty Billed		\$0.00	\$0.00
Cost Billed		\$0.00	\$0.00
Drainage Billed		\$16.10	\$32.20
Total Billed		\$638.29	\$1,276.58
Amount Paid		\$638.29	\$1,276.58
Total Unpaid		\$0.00	\$0.00
Paid By	MCBROOM, RONALD E & PEEPLES, MELODY A ETAL	MCBROOM, RONALD E & PEEPLES, MELODY A ETAL	
Date Paid	7/7/2022	9/13/2022	

No Exemptions

Farmland		
Land Type	Acres	EAV
CROPLAND	39.6200	16,210
DRAINAGE	0.0000	-197
MISCELLANEOUS	0.3800	0
Totals	40.0000	16,013

[Click to open Farmland Details](#)

Drainage / Special Districts	
District	Amount
FARMERS COOP DRAIN	\$16.20
VRO SUPP DRAINAGE	\$16.00

No Forfeiture Information

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	212135100002	Split	2016	2016	Yes

Parcel Owner Information			
Name	Tax Bill	Address	Document #
RONALD E MCBROOM	Y	29775 THORNTON DR KINGSTON, IL, 60145	2018R-00161
MELODY A PEEPLES	N	HOUSTON, TX	2018R-00161
JENNIFER LYNN MCBROOM HOEFLINGER	N	CHAMPAIGN, IL	2018R-00161

No Redemptions

No Sales History Information

Taxing Bodies		
District	Tax Rate	Extension
PRAIRIE CENTRAL U8	5.630640	\$901.63
LIVINGSTON COUNTY	1.077010	\$172.48
HEARTLAND CC 540	0.579340	\$92.77
EPPARDS PT RD DIST	0.207290	\$33.19
EPPARDS POINT TWP	0.183690	\$29.41
FAIRBURY FIRE F123	0.070210	\$11.24
OWEGO-EP.PT.-AVOCA	0.022850	\$3.66
TOTAL	7.771030	\$1,244.38

- PRAIRIE CENTRAL U8
- LIVINGSTON COUNTY
- HEARTLAND CC 540
- EPPARDS PT RD DIST
- EPPARDS POINT TWP
- FAIRBURY FIRE F123
- OWEGO-EP.PT.-AVOCA

Property Information		
Parcel Number 21-21-35-100-004	Site Address FAIRBURY, IL 61739	Owner Name & Address MCBROOM, KATHRYN E 29775 THORNTON DR KINGSTON, IL, 60145
Tax Year 2021 (Payable 2022) ▼		
Sale Status None	Neighborhood Code	Land Use
Property Class 0021 - FARMLAND	Tax Code 21002 -	Tax Status Taxable
Net Taxable Value 15,206	Tax Rate 7.771030	Total Tax \$1,213.86
Township Eppards Point	Acres 40.0000	Mailing Address
Tract Number	Lot Size	TIF Base Value 0
Legal Description 21-35-100-004 S35 T27 R5 40 ACRES W1/2 W1/2 NW1/4		

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	
DOR Equalized	0	0	15,206	0	0	15,206	
Department of Revenue	0	0	15,206	0	0	15,206	
Board of Review Equalized	0	0	15,206	0	0	15,206	
Board of Review	0	0	15,206	0	0	15,206	
S of A Equalized	0	0	15,206	0	0	15,206	
Supervisor of Assessments	0	0	15,206	0	0	15,206	
Township Assessor	0	0	15,206	0	0	15,206	
Prior Year Equalized	0	0	13,895	0	0	13,895	

Billing			
	1st Installment (Due 07/13/2022)	2nd Installment (Due 09/13/2022)	Totals
Tax Billed		\$590.83	\$590.83
Penalty Billed		\$0.00	\$0.00
Cost Billed		\$0.00	\$0.00
Drainage Billed		\$16.10	\$16.10
Total Billed		\$606.93	\$606.93
Amount Paid		\$606.93	\$606.93
Total Unpaid		\$0.00	\$0.00
Paid By	MCBROOM, KATHRYN E		MCBROOM, KATHRYN E
Date Paid	7/7/2022		9/13/2022

No Exemptions

Farmland		
Land Type	Acres	EAV
CROPLAND	37.6400	15,403
DRAINAGE	0.0000	-197
MISCELLANEOUS	2.3600	0
Totals	40.0000	15,206

[Click to open Farmland Details](#)

Drainage / Special Districts	
District	Amount
FARMERS COOP DRAIN	\$16.20
VRO SUPP DRAINAGE	\$16.00

No Forfeiture Information

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	212135100002	Split	2016	2016	Yes

Parcel Owner Information			
Name	Tax Bill	Address	Document #
KATHRYN E MCBROOM	Y	29775 THORNTON DR KINGSTON, IL, 60145	2017R-00179

No Redemptions

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2017	2017R00179	Warranty Deed	1/10/2017	DIANE MCBROOM	KATHRYN MCBROOM	\$300,000.00	\$0.00	\$300,000.00

Taxing Bodies		
District	Tax Rate	Extension
PRAIRIE CENTRAL U8	5.630640	\$856.20
LIVINGSTON COUNTY	1.077010	\$163.77
HEARTLAND CC 540	0.579340	\$88.09
EPPARDS PT RD DIST	0.207290	\$31.52
EPPARDS POINT TWP	0.183690	\$27.93
FAIRBURY FIRE FI23	0.070210	\$10.68
OWEGO-EP.PT.-AVOCA	0.022850	\$3.47
TOTAL	7.771030	\$1,181.66

