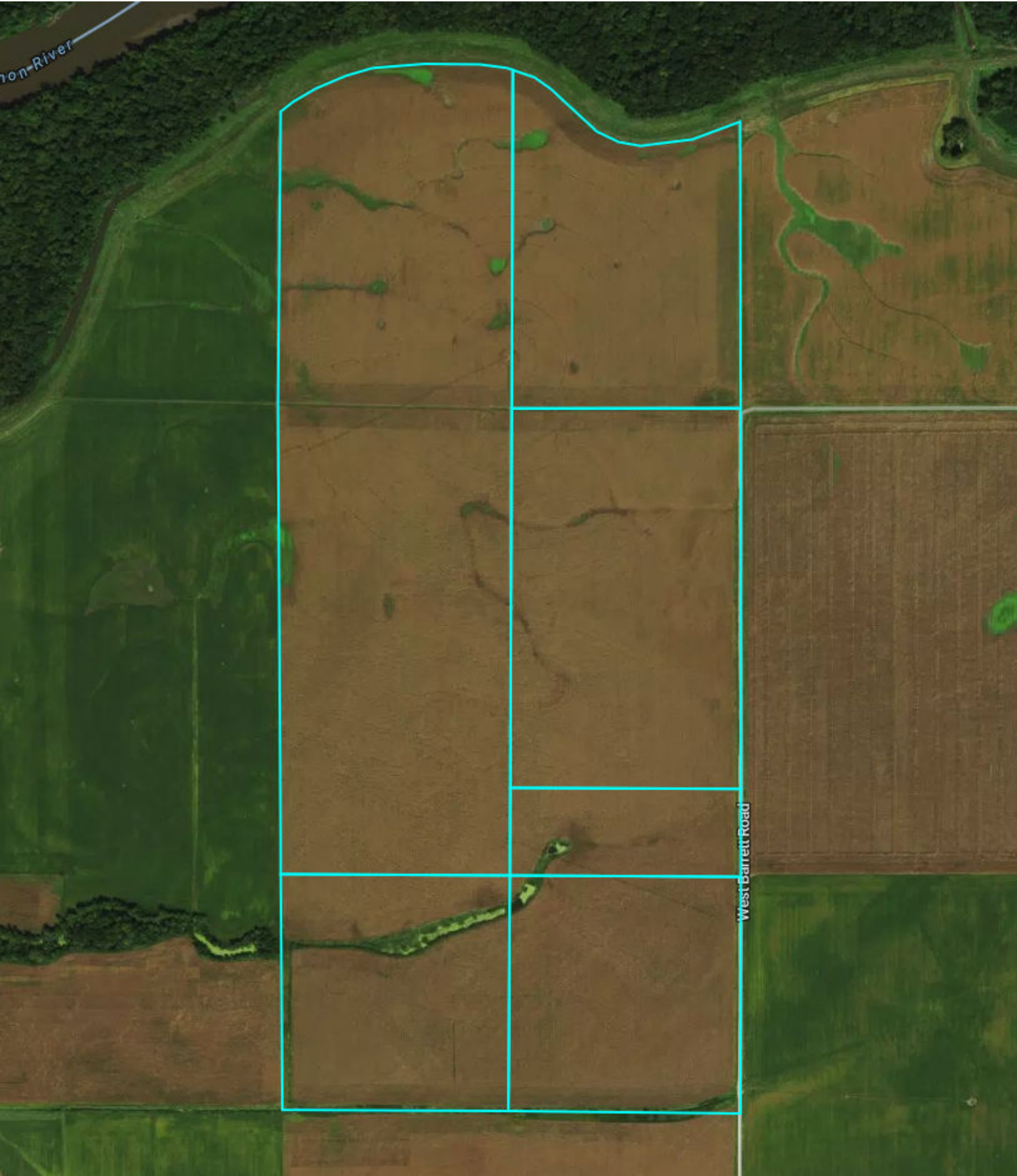


Property Overview

Cass County, IL

340.69 Acres, 6 Boundaries



Property Overview - Parcel

Cass County, IL

39.90 Acres, Boundary 1 of 6



Cass County, IL Township: 019N	Locations 19 19N 8W	Courthouse Acres 39.9	Parcel # 05-003-002-00
Owner 1 APPLE LEAF LLC	Owner 2 -	Owner Address 5793 IL ROUTE 78 VIRGINIA IL 626911399	Property Address 180 COTTAGE AVE, CHANDLERVILLE, IL 626277021
Total Assessed Value \$22,745	Assessed Land Value \$22,745	Assessed Improvement -	Assessed Land Year 2024
County Use Description RURAL NOT IMPROVED	Legal Description 0519200001 S19 T19 R8 NW NE		

Property Overview - Parcel

Cass County, IL

39.14 Acres, Boundary 2 of 6



Cass County, IL Township: 019N	Locations 19 19N 8W	Courthouse Acres 39.14	Parcel # 05-002-014-00
Owner 1 APPLE LEAF LLC	Owner 2 -	Owner Address 5793 IL ROUTE 78 VIRGINIA IL 626911399	Property Address 180 COTTAGE AVE, CHANDLERVILLE, IL 626277021
Total Assessed Value \$20,860	Assessed Land Value \$20,860	Assessed Improvement -	Assessed Land Year 2024
County Use Description RURAL NOT IMPROVED	Legal Description 0519100002 S19 T19 R8 NE NW		

Property Overview - Parcel

Cass County, IL

14.76 Acres, Boundary 3 of 6



Cass County, IL Township: 019N	Locations 18 19N 8W	Courthouse Acres 15	Parcel # 05-002-012-00
Owner 1 APPLE LEAF LLC	Owner 2 -	Owner Address 5793 IL ROUTE 78 VIRGINIA IL 626911399	Property Address 180 COTTAGE AVE, CHANDLERVILLE, IL 626277021
Total Assessed Value \$9,025	Assessed Land Value \$9,025	Assessed Improvement -	Assessed Land Year 2024
County Use Description RURAL NOT IMPROVED		Legal Description 0518400003 S18 T19 R8 S 15 A OF W 1/2 SE	

Property Overview - Parcel

Cass County, IL

63.70 Acres, Boundary 4 of 6



Cass County, IL Township: 019N	Locations 18 19N 8W	Courthouse Acres 63.69	Parcel # 05-002-010-00
Owner 1 APPLE LEAF LLC	Owner 2 -	Owner Address 5793 IL ROUTE 78 VIRGINIA IL 626911399	Property Address 180 COTTAGE AVE, CHANDLERVILLE, IL 626277021
Total Assessed Value \$39,320	Assessed Land Value \$39,320	Assessed Improvement -	Assessed Land Year 2024
County Use Description RURAL NOT IMPROVED	Legal Description 0518400001 S18 T19 R8 N 63.69 A OF W 1/2 SE		

Property Overview - Parcel

Cass County, IL

47.60 Acres, Boundary 5 of 6



Cass County, IL Township: 019N	Locations 18 19N 8W	Courthouse Acres 47.6	Parcel # 05-002-007-02
Owner 1 APPLE LEAF LLC	Owner 2 -	Owner Address 5793 IL ROUTE 78 VIRGINIA IL 626911399	Property Address -
Total Assessed Value \$27,215	Assessed Land Value \$27,215	Assessed Improvement -	Assessed Land Year 2024
County Use Description RURAL NOT IMPROVED	Legal Description S18 T19 R8 W 1/2 NE S OF LEVEE		

Property Overview - Parcel

Cass County, IL

135.59 Acres, Boundary 6 of 6

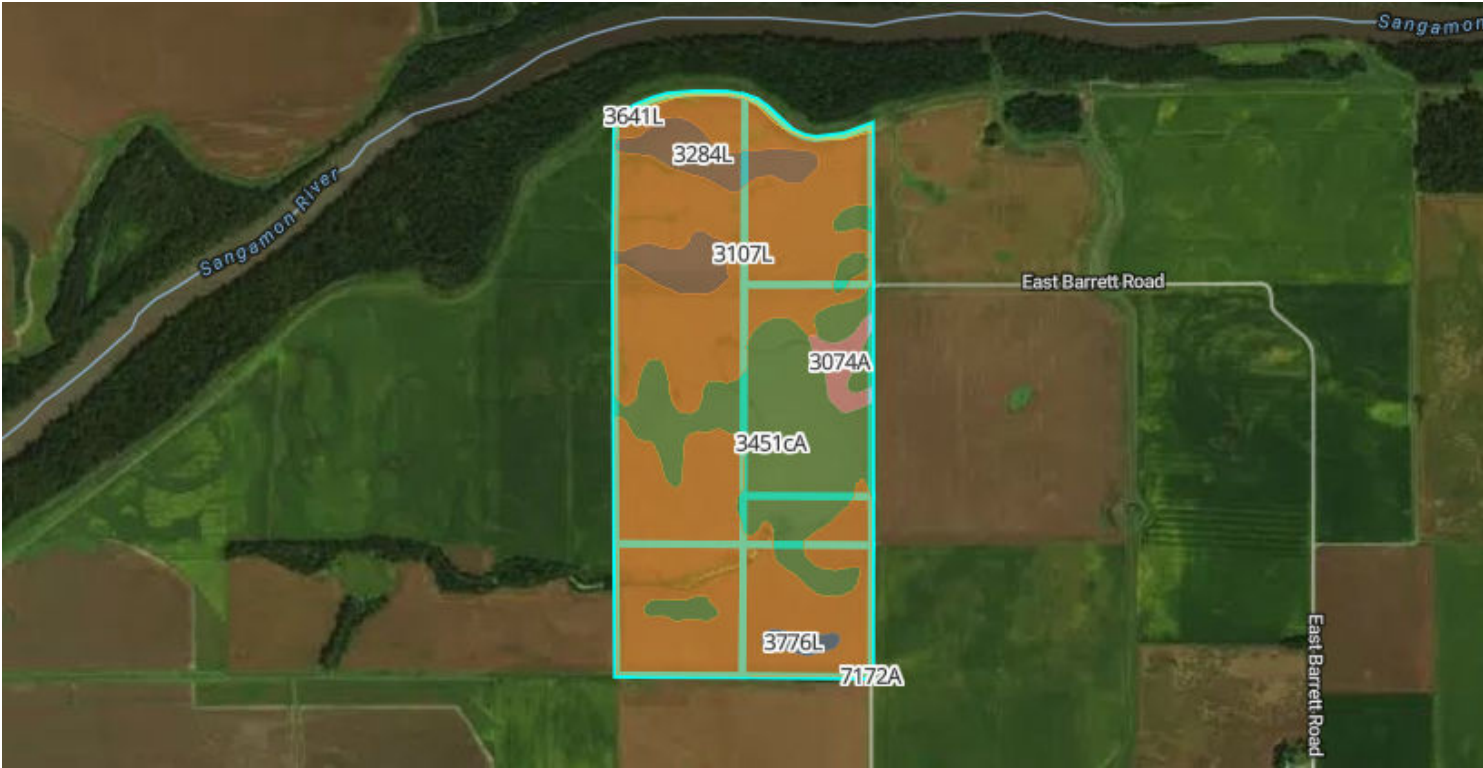


Cass County, IL Township: 019N	Locations 18 19N 8W	Courthouse Acres 135.58	Parcel # 05-002-006-02
Owner 1 APPLE LEAF LLC	Owner 2 -	Owner Address 5793 IL ROUTE 78 VIRGINIA IL 626911399	Property Address -
Total Assessed Value \$80,790	Assessed Land Value \$80,790	Assessed Improvement -	Assessed Land Year 2024
County Use Description RURAL NOT IMPROVED		Legal Description S18 T19 R8 E 1/2 W 1/2 SEC S OF LEVEE	

Soils

Cass County, IL

340.69 Acres, 6 Boundaries



58.9/100 NCCPI

85/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)	NCCPI
●	3107L	Sawmill silty clay loam, 0 to 2 percent slopes, frequently...	63.4%	215.9	4w	--	70	45.9
●	345...	Lawson silt loam, cool mesic, 0 to 2 percent slopes,...	25.0%	85	3w	--	126	86.7
●	328...	Tice silty clay loam, 0 to 2 percent slopes, frequently...	8.0%	27.1	4w	--	67	74.2
●	307...	Radford silt loam, 0 to 2 percent slopes, frequently flooded	2.0%	6.9	3w	--	122	71.9
●	3776L	Comfrey clay loam, 0 to 2 percent slopes, frequently...	0.9%	3.2	4w	--	69	49.8

Soils

Cass County, IL

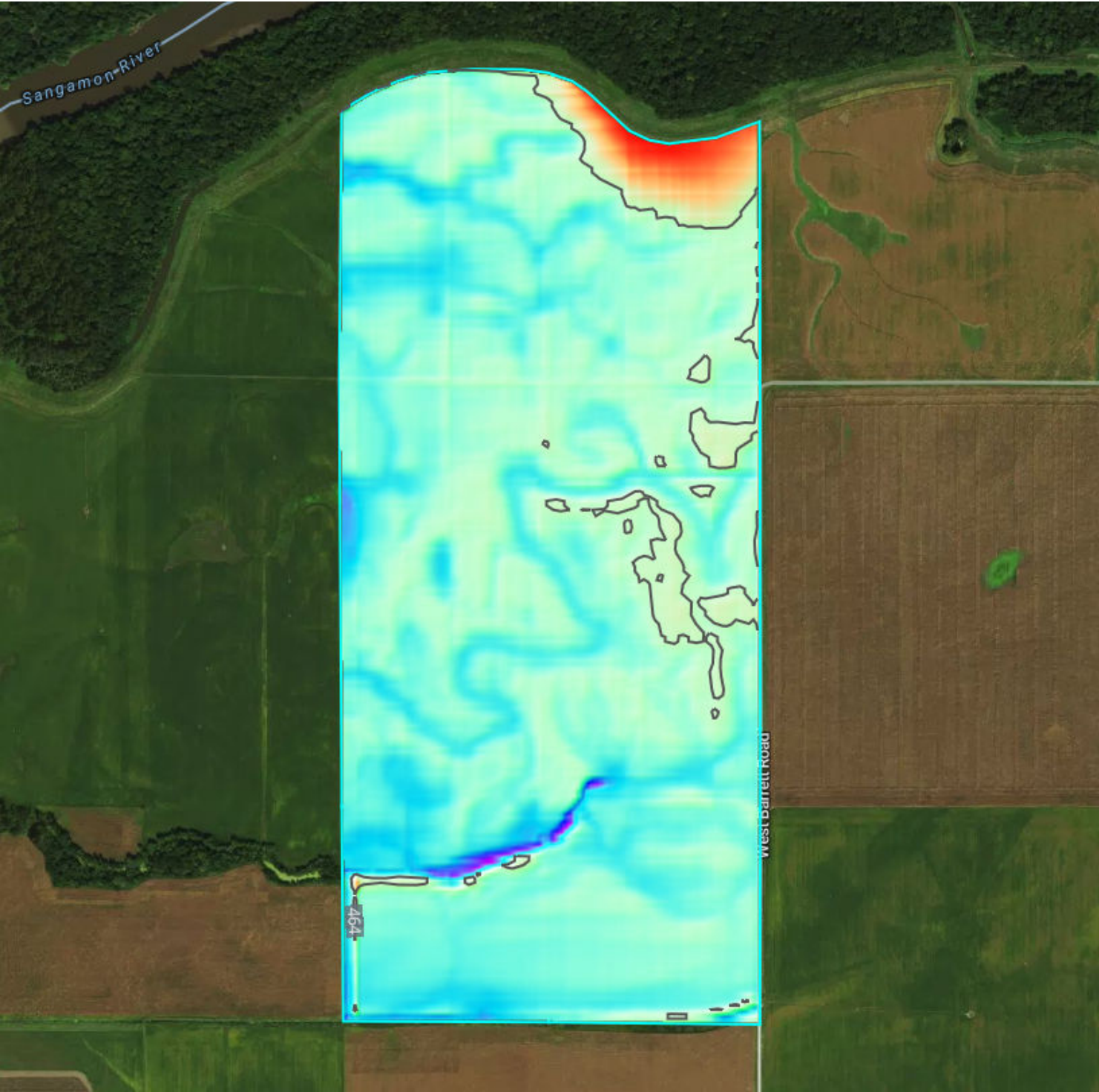
340.69 Acres, 6 Boundaries

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)	NCCPI
●	3641L	Quiver silty clay loam, 0 to 2 percent slopes, frequently...	0.8%	2.6	5w	--	95	50
●	7172A	Hoopeston sandy loam, 0 to 2 percent slopes, rarely...	<0.1%	0	2s	--	109	72.5

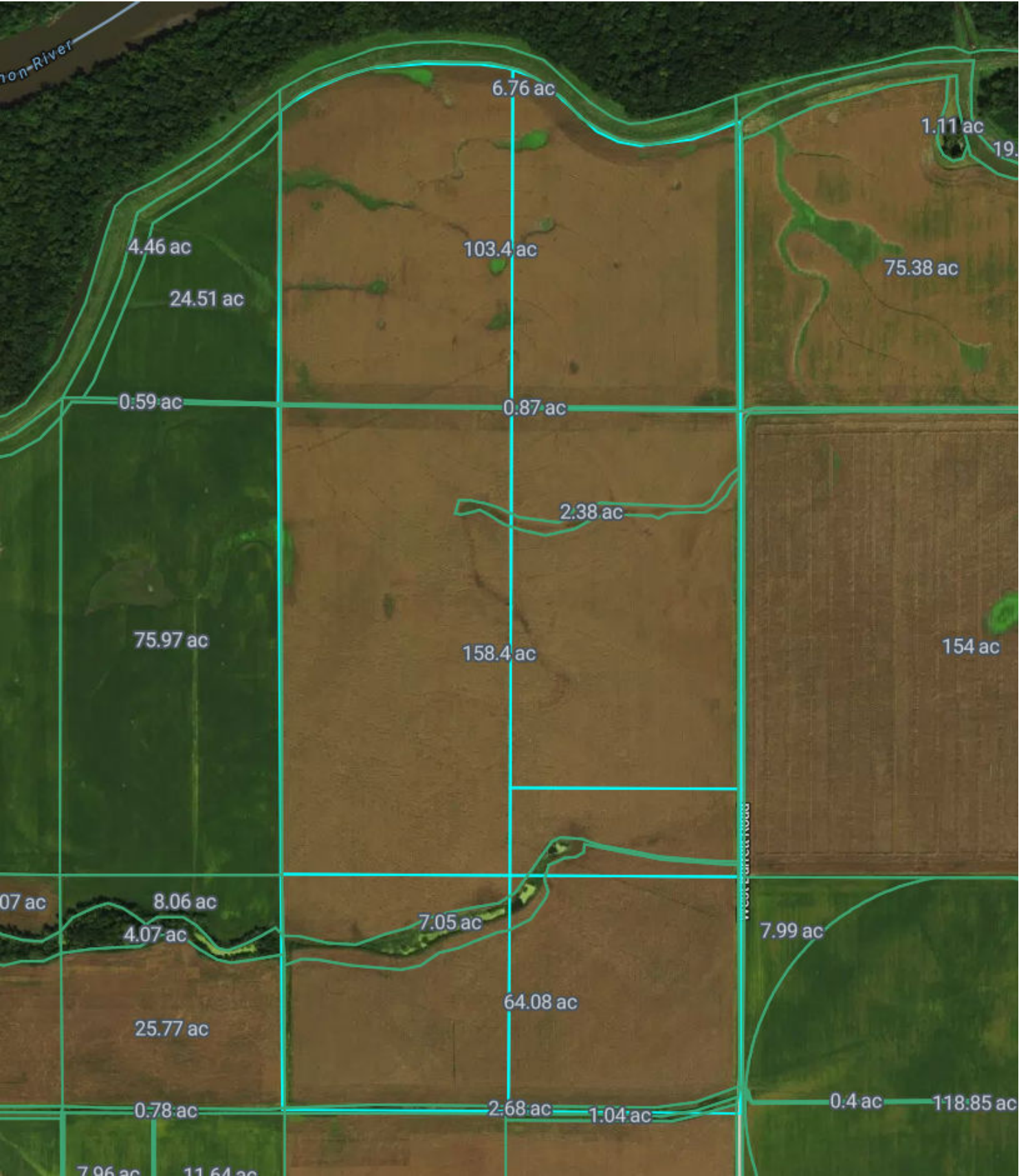
Elevation

Cass County, IL

340.69 Acres, 6 Boundaries



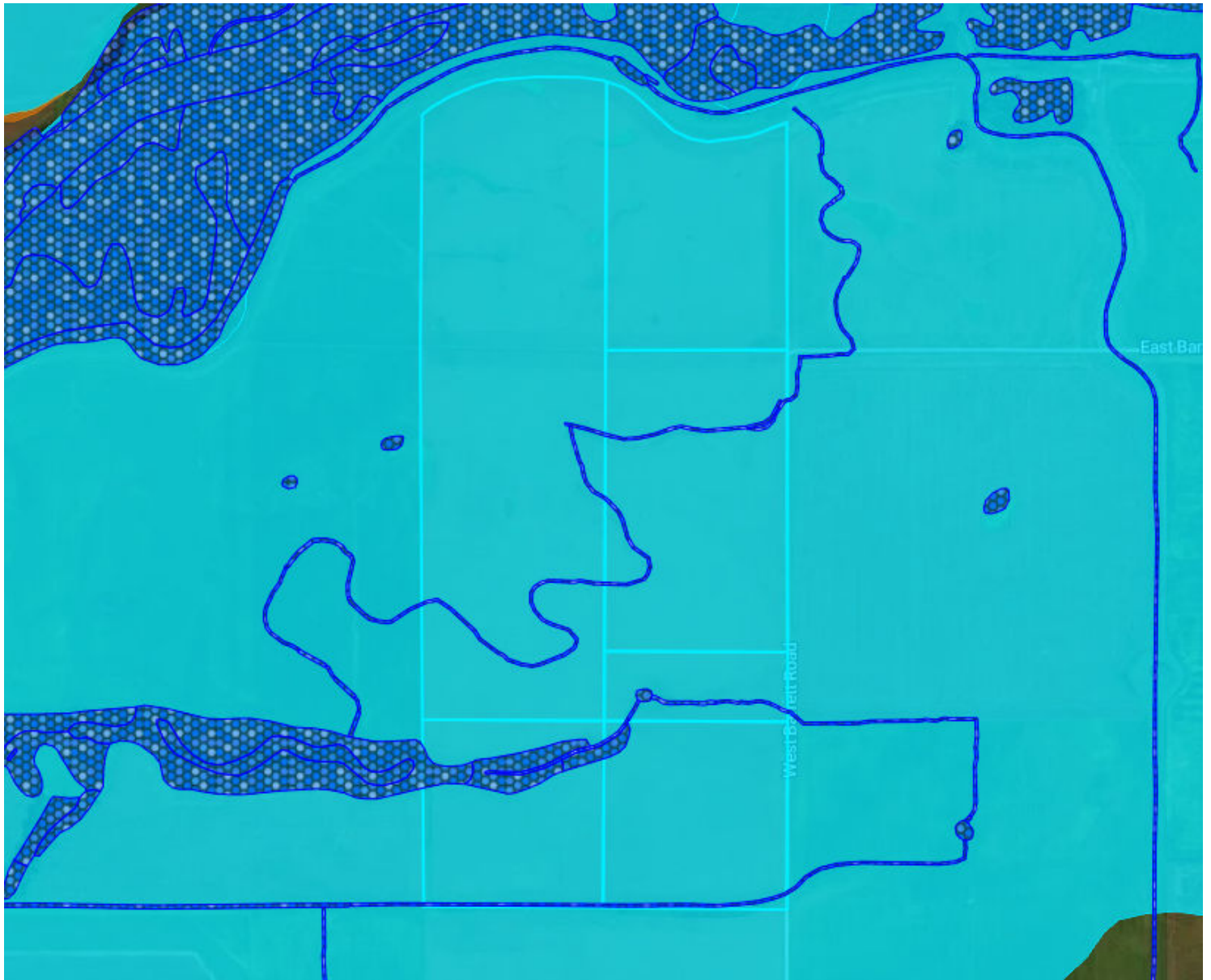
Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 13.1 feet	Min: 456.6 feet	Max: 469.7 feet
		Slope: 0.9%	Min: 0%	Max: 13.5%



Flood (FEMA Report)

Cass County, IL

340.69 Acres, 6 Boundaries



Flood Zone Hazard

500-year flood plain (.2% annual chance)

100-year flood plain (1% annual chance)

Future 1% annual flood hazard

Increased risk due to levee

Reduced risk due to levee

Regulatory Floodway

Special Floodway

Wetlands