

Knaff Farms Land East 5th Road La Salle, IL 61301

OFFERING MEMORANDUM

± 231 ACRES • THREE PARCELS • FARMLAND IN THE PATH OF DEVELOPMENT

La Salle County, Illinois • Interstate 39 Frontage, South of the I-80 / I-39 Interchange

PRESENTED BY:

Schwalb Realty Group, Inc.

DATE ISSUED: September 20, 2026



The information provided herein has been obtained from sources we consider reliable; however, we make no guarantees, representations, or warranties, expressed or implied, as to the accuracy of the same. All information should be verified prior to purchase or lease.

Inquiries:

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| OFFERING MEMORANDUM

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Knaff Farms Land, La Salle, Illinois

DISCLAIMERS / NOTICES

These materials were prepared by Schwalb Realty Group, Inc. (“SRG”) and contain selected information pertaining to the subject property (the “Property”), and do not purport to be all inclusive or to contain all of the information which a prospective purchaser or user may need to pursue a transaction for the Property. Additional information and an opportunity to inspect the Property may be made available upon request. Neither the owner of the Property nor SRG nor any of their respective directors, officers, agents, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and no legal commitment or obligation shall arise by reason of any presentation of information. While SRG has obtained the information above from sources believed to be reliable, SRG has not verified the occupancy and makes no guaranty, warranty or representation about it.

All information provided is subject to the possibility of errors, corrections, change of price, or withdrawal without notice. Any included projections, opinions, assumptions, or estimates are for the purpose of example only, and may not represent current or future performance of the Property. You, your tax, and legal advisers should conduct your own investigations of the Property and any proposed transaction.

The Property may be subject to various property disclosures mandated by law, but may not necessarily be included with the information herein.

AGENCY DISCLOSURE

Schwalb Realty Group, Inc. (“SRG”) has previously entered into an agreement with the owner of the Property (the “Owner”) to provide certain real estate brokerage services through one or more brokers who each act as the Owner’s designated agent. As a result, the designated agents of SRG will not be acting as your agent but solely as agents of the Owner. Any prospective purchasers of the Property are entitled to be represented by their own designated licensed brokers should they desire to do so.



Knaff Farms Land, La Salle, Illinois

EXECUTIVE SUMMARY

Schwalb Realty Group, Inc. presents the opportunity to acquire approximately 231 acres of productive Illinois farmland in three parcels along East 5th Road in La Salle County, immediately south of the Interstate 80 / Interstate 39 interchange. Two of the three parcels front Interstate 39 directly. The offering is priced at \$4,621,400, or \$20,000 per acre, and is being sold “as is, where is.”

The land is in active row-crop production and is offered subject to existing annual farm leases, so a buyer takes income from day one while controlling the timing of any change in use. It is not, however, priced as commodity farmland. La Salle County tillable ground averaged roughly \$13,900 per acre in 2025. The premium reflected here is a function of position: the parcels sit at the junction of two interstates, at the eastern edge of the La Salle–Peru industrial corridor, on the side of the interchange where the region’s remaining large, contiguous, road-fronting acreage is located.

Parcel 1 is a 158.89-acre block adjoining Rotary Park and the developed edge of La Salle. Parcel 2, 43.68 acres, carries the farmstead improvements and runs to the Interstate 39 right-of-way. Parcel 3, 28.50 acres, sits north along Interstate 39 near the WLRZ-FM tower, roughly a mile and a half from the interchange itself. The three can be taken together or, subject to the Seller’s approval of the overall structure, individually.

This memorandum covers Portfolio 1 of 2. A companion offering of approximately 69.34 acres of river ground in Oglesby, Illinois is available separately at \$6,000 per acre (\$416,040), bringing the combined portfolio to approximately 300.41 acres at \$5,037,440.

Asking Price	\$4,621,400 (\$20,000 per acre)
Property Address	2877, 2878 and 2926 East 5th Road
City / State	La Salle, IL 61301
County	La Salle County, Illinois
Property Type	Agricultural land with development potential
Parcels	Parcel 1 — 18-11-201-000 ±158.89 acres Parcel 2 — 18-12-103-000 ±43.68 acres Parcel 3 — 18-01-301-000 ±28.50 acres
Total Land Area	±231.07 acres (per surveyor’s acreage)
Improvements	Parcel 2 farmstead: single-family residence, machine shed, grain storage and assorted outbuildings; barn in deteriorated condition
Current Use	Row-crop agriculture — corn and soybeans
Tenancy	Subject to existing annual farm leases
Access / Frontage	East 5th Road; Parcels 2 and 3 front the Interstate 39 right-of-way
Location	Due south of the I-80 / I-39 interchange; just north of the US-6 exit off I-39
2025 Real Estate Taxes	\$13,643.16 combined (payable 2026)
Seller	Knaff Farms LLC
Companion Offering	±69.34 acres, Oglesby, IL — \$416,040 (\$6,000 per acre)



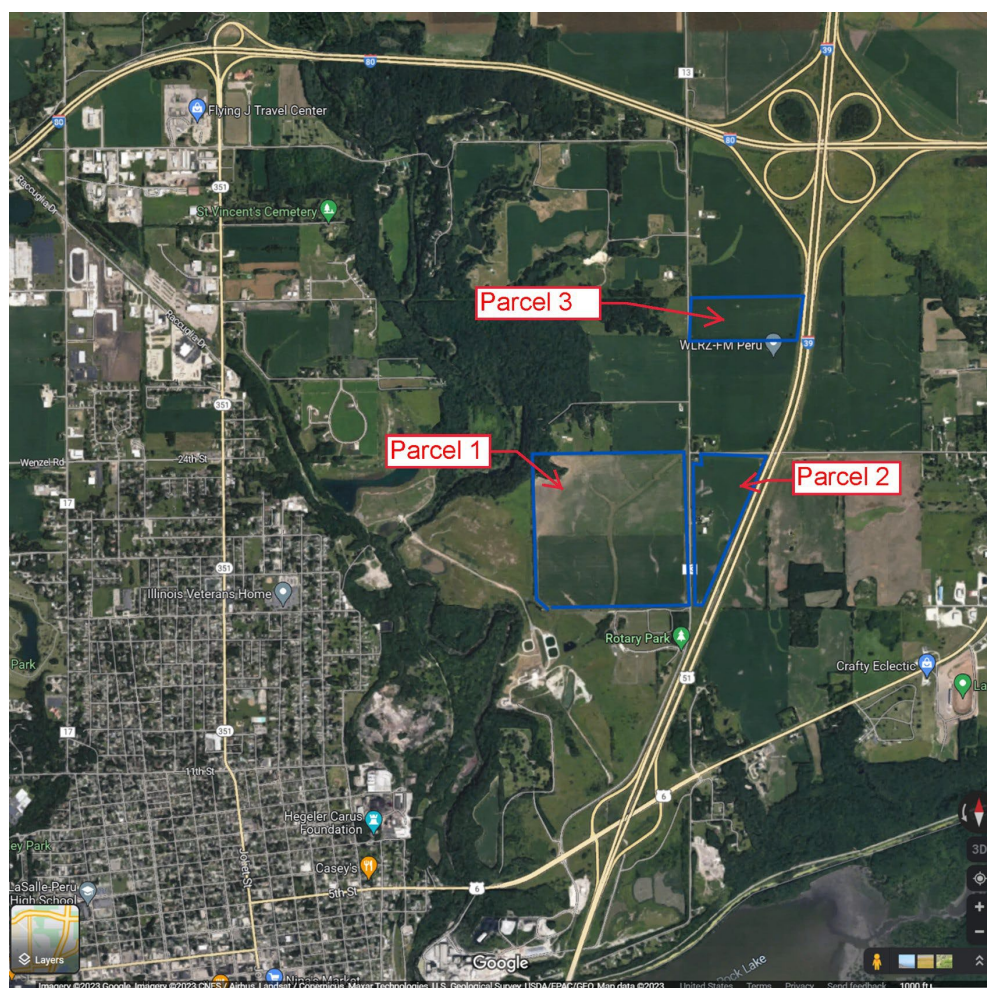
Knaff Farms Land, La Salle, Illinois

PARCEL IDENTIFICATION & AERIAL

The numbered parcels below correspond to the markup on the aerial that follows. Parcels 1 and 2 are contiguous across East 5th Road and together form the southern block; Parcel 3 lies approximately three-quarters of a mile north along Interstate 39.

Parcel	PIN	Address	Acres ±	Notes
Parcel 1	18-11-201-000	2877 E 5th Road	158.89	Largest block; adjoins Rotary Park
Parcel 2	18-12-103-000	2878 E 5th Road	43.68	Farmstead improvements; I-39 frontage
Parcel 3	18-01-301-000	2926 E 5th Road	28.50	North along I-39 near WLRZ-FM tower
Total	—	—	231.07	Potential industrial use

Acreages reflect surveyor's figures. Plats of survey are available for review.



Aerial with parcels identified — La Salle, Illinois



Knaff Farms Land, La Salle, Illinois

PROPERTY PHOTOS



Parcel 1 — looking northeast across the tillable block toward Rotary Park



Parcel 1 — field road and drainage, looking toward East 5th Road and the I-39 corridor



Knaff Farms Land, La Salle, Illinois



Parcel 2 — farmstead improvements: residence, machine shed, grain storage and barn



Parcel 2 — East 5th Road at left, Interstate 39 at right



Knaff Farms Land, La Salle, Illinois



Parcel 3 — looking south from East 5th Road toward La Salle

DRONE FOOTAGE

Drone footage for each of the Parcels can be downloaded from the following links:

Parcel 1:

https://www.dropbox.com/s/obg3syaoc5mux9u/DJI_0500.MP4?dl=0

https://www.dropbox.com/s/3cy2nw4a1u0tfo9/DJI_0506.MP4?dl=0

Parcel 2:

https://www.dropbox.com/s/q8yb4mh7fb6ph8q/DJI_0489.MP4?dl=0

Parcel 3:

https://www.dropbox.com/s/1npull575actdp8/DJI_0508.MP4?dl=0

If you have any issues with downloading the footage, please contact:

Dmytro Lakhman (dlakhman@schwalb.com / 847.630.1337)



Knaff Farms Land, La Salle, Illinois

LOCATION & ACCESS

The property lies in unincorporated La Salle County between the cities of La Salle and Peru, due south of the point where Interstate 80 and Interstate 39 meet. Interstate 80 is the principal east–west truck route between Chicago and the Quad Cities and on to Iowa and the West; Interstate 39 runs north to Rockford and the Wisconsin line and south to Bloomington–Normal and Interstate 55. The interchange of the two is one of only a handful of full interstate-to-interstate junctions in north-central Illinois, and the subject parcels are among the larger contiguous holdings adjacent to it.

Local access is from East 5th Road, a paved county road running north–south along the west side of the Interstate 39 right-of-way. US Route 6 and US Route 51 are immediately south, IL Route 351 and IL Route 13 to the west. The nearest interchange access is the US-6 exit off Interstate 39, just south of the property.

Rail and river infrastructure serve the same corridor. BNSF Railway runs through Peru and La Salle, and the Illinois River, with barge terminals at Peru, Spring Valley and Ottawa, lies roughly two miles south. Chicago is approximately 95 miles east; the CenterPoint intermodal complex at Joliet and Elwood, the largest inland port in North America, is roughly 60 miles east along Interstate 80.

Immediate neighbors include Rotary Park, which abuts Parcel 1 on the south, the Illinois Veterans Home to the west, and the WLRZ-FM transmitter site adjoining Parcel 3. The land west of East 5th Road grades into the Little Vermilion River valley; the subject tillable ground sits above it.

POTENTIAL USES & BUYER PROFILES

The highest and best use of the property varies materially with buyer intent. The offering is being marketed to the following profiles.

1. Industrial and Logistics Development

The parcels offer what is genuinely scarce in the corridor: large, flat, contiguous, road-fronting acreage within sight of a two-interstate interchange, unencumbered by existing improvements across most of its area. Industrial demand in the Illinois Valley is real and currently expressed in expansion rather than speculation — Eakas Corporation began construction in October 2025 on a 280,000 square-foot warehouse expansion in Peru, and the City of Peru has advanced “Connect 138,” a \$20–\$25 million upgrade of its electrical transmission capacity expressly intended to make the area viable for larger manufacturing and energy-intensive users. A buyer here is acquiring position ahead of that build-out rather than competing for finished sites within it.

2. Highway Commercial and Travel Center

Interstate 39 frontage on Parcels 2 and 3, combined with proximity to the US-6 interchange and to the I-80 junction, supports fueling, lodging, quick-service and travel-center uses. The existing Flying J Travel Center sits northwest of the interchange; the east and south quadrants are comparatively underserved. Buyers pursuing this use should confirm access rights and any IDOT permitting requirements independently, as frontage on an interstate right-of-way does not itself confer direct access.

3. Farmland Investor or Owner-Operator

The ground is productive, in active rotation, and tenanted under annual leases. For an investor or neighboring operator, the parcels underwrite as farmland with an embedded development option: current cash rent supports the



Knaff Farms Land, La Salle, Illinois

carry, and the interchange location supplies the upside. Soil test results for each parcel are summarized in this memorandum, and the underlying laboratory reports are available.

4. Land Bank and Long-Term Hold

Interchange-adjacent acreage of this size in north-central Illinois is not readily replaced. For a patient holder, the combination of low carrying cost — combined real estate taxes run approximately \$59 per acre — in-place farm income, and a location that improves as the corridor develops makes the property suitable for a long-dated hold with minimal negative carry.

5. Public, Institutional and Utility Users

Rotary Park abuts Parcel 1, and the Illinois Veterans Home lies immediately west. Parcel 3 adjoins an existing broadcast transmitter site. Municipal expansion, recreational use, solar or other utility-scale siting, and institutional campus development are all plausible on acreage of this configuration.

MARKET OVERVIEW

The Illinois Valley — La Salle, Peru, Oglesby, Spring Valley and North Utica — is a diversified manufacturing and agribusiness economy of roughly 108,000 people at the county level, anchored by mid-sized employers rather than a single dominant plant. Carus Chemical, Illinois Cement, American Nickeloid, James Hardie, Eakas and the Illinois Veterans Home are among the larger operations in La Salle and Peru. That composition has historically made the local economy less volatile than single-industry markets of comparable size.

What has changed recently is capital formation. Eakas Corporation, an automotive components manufacturer, purchased 80 acres in Peru in April 2024 and began construction in October 2025 on a 280,000 square-foot warehouse expansion, adding larger injection molding capacity and a new decorative finishing line; completion is expected in 2026. Peru’s “Connect 138” transmission project, budgeted at \$20–\$25 million, is being pursued specifically because available electrical capacity has been the binding constraint on attracting larger industrial users. Both signals point the same direction for land positioned at the interchange.

The farmland market provides the pricing floor. La Salle County tillable ground averaged approximately \$13,929 per acre across 2025, with the strongest tracts reaching roughly \$16,700 per acre, and the market entering 2026 active but selective — buyers paying up for productivity, drainage and field efficiency rather than bidding uniformly. The subject property is offered at \$20,000 per acre, a premium of roughly 40 percent to the county farmland average. That spread is the development option, and a buyer should underwrite it as such.

Chicago-market industrial dynamics reach this corridor indirectly but meaningfully. Truck and trailer parking, outdoor storage, and land-intensive industrial uses have been progressively zoned out of the collar counties, pushing users west and south along Interstate 80. La Salle County sits at the outer edge of that migration, with the land cost basis and the interstate access to absorb it.

AREA DEMOGRAPHICS

Radius Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,384	14,511	26,286



Knaff Farms Land, La Salle, Illinois

Radius Demographics	1 Mile	3 Miles	5 Miles
Population Age 65+	218	2,518	4,724
Total Housing Units	632	6,922	12,572
Owner-Occupied Units	396	4,197	8,266
Median Household Income	\$26,876	\$42,471	\$48,441

Radius demographics carried forward from the prior demographic report prepared for this property (2023 estimates). La Salle County population was estimated at approximately 107,800 in 2025. An updated radius report can be prepared on request.

SOILS & PRODUCTIVITY

Composite soil samples were drawn from each parcel and analyzed by United Soils, Inc. of Fairbury, Illinois, through Grainco FS, Inc. (Mendota). Field averages are summarized below; the complete laboratory reports, including per-sample results and sample-point coordinates, are available for review.

Parcel	Samples	pH (avg)	P (lbs/ac)	K (lbs/ac)	Organic Matter
Parcel 1	5	5.9	68.8	273.1	2.7%
Parcel 2	3	6.3	112.0	442.9	3.2%
Parcel 3	3	6.4	37.3	214.6	3.0%

Source: United Soils, Inc. soil nutrient results, work orders 22-006108 / 22-006109 / 22-006110, sampled and tested August 2022. Figures are field averages and should be independently verified.

Organic matter of 2.7 to 3.2 percent and potassium levels well within normal range are consistent with productive Illinois row-crop ground. Parcel 1 tests moderately acidic at pH 5.9 and would benefit from lime; Parcels 2 and 3 test near neutral. Phosphorus on Parcel 3 is the lowest of the three at 37.3 lbs/ac. None of these findings is unusual for continuously cropped ground in this region, and all are correctable through normal fertility management.

REAL ESTATE TAXES

The property lies in unincorporated La Salle County and is not subject to municipal property taxes. The figures below reflect the most recent assessment for each of the three parcels comprising this offering.

Parcel	PIN	1st Installment	2nd Installment	Total Annual	Acres ±
Parcel 1	18-11-201-000	\$2,959.90	\$2,959.90	\$5,919.80	158.89
Parcel 2	18-12-103-000	\$3,195.67	\$3,195.67	\$6,391.34	43.68
Parcel 3	18-01-301-000	\$666.01	\$666.01	\$1,332.02	28.50
Combined	All three parcels	\$8,034.02	\$8,034.02	\$13,643.16	231.07

Source: La Salle County Treasurer and La Salle County Supervisor of Assessments. Figures should be independently verified by Buyer.

Tax burden by parcel. Combined real estate taxes equate to approximately \$59.04 per acre across the offering. On a parcel basis the burden is uneven: Parcel 1 carries approximately \$37.26 per acre and Parcel 3 approximately \$46.74 per acre, both consistent with farmland assessment, while Parcel 2 carries approximately \$146.32 per acre, reflecting the farmstead improvements and homesite assessed on that parcel rather than any difference in the land itself.



Knaff Farms Land, La Salle, Illinois

Assessment context. The current assessments reflect the parcels in agricultural use under Illinois farmland assessment, which values tillable ground on an agricultural-economic-value basis rather than at market value. A buyer that converts any portion of the property to non-agricultural use, annexes into a municipality, or develops improvements should expect assessment and tax treatment to change materially, and in the case of conversion should also review potential recapture or rollback exposure with counsel. Nothing in this memorandum should be relied upon as a projection of taxes following a change in use.

PRICING

Parcel	Acres ±	Price / Acre	Parcel Price	Annual Taxes
Parcel 1	158.89	\$20,000	\$3,177,800	\$5,919.80
Parcel 2	43.68	\$20,000	\$873,600	\$6,391.34
Parcel 3	28.50	\$20,000	\$570,000	\$1,332.02
Total	231.07	\$20,000	\$4,621,400	\$13,643.16

Companion offering (Portfolio 2 of 2). A separate portfolio of approximately 69.34 acres of river ground in Oglesby, Illinois (PINs 18-24-104-000, 18-24-202-000 and 18-24-103-000) is offered at \$6,000 per acre, or \$416,040. That ground is subject to periodic flooding, and a portion of the third parcel lies south of the north bank of the Illinois River and is submerged. Acquired together with this offering, the combined portfolio totals approximately 300.41 acres at \$5,037,440. Details are available on request.

OFFERING PROCESS

The property is offered “as is, where is.” Seller makes no representation or warranty as to zoning, entitlement, annexation, utility availability, access permitting, soil or environmental condition, drainage or tile, wetlands, or the condition of the improvements on Parcel 2. Prospective purchasers are expected to complete their own due diligence.

The parcels are subject to existing annual farm leases. Lease terms, current cash rent, and the timing of possession will be made available to qualified parties. Buyers intending to develop should confirm lease expiration and any tenant notice requirements before setting a closing date.

Plats of survey, the complete soil laboratory reports, drone footage of each parcel, and the Parcel 2 residential disclosures are available for review. The disclosures appended to this memorandum were executed in November 2022 and will be re-executed by Seller in connection with a transaction.

Offers should be submitted in writing and should address price, the parcels included, financing and contingency structure, deposit, due diligence period, and closing timeline. Seller reserves the right to accept, reject, or negotiate any offer, to sell the parcels individually or as a whole, and to withdraw the property at any time without notice.

Tours are available by appointment through Schwalb Realty Group, Inc. Please do not enter the property or contact the farm tenant or the occupant of the residence on Parcel 2 directly.

Inquiries:

David Schwalb | david@schwalb.com | 312-573-0770



Knaff Farms Land, La Salle, Illinois

ADDENDA

PARCEL 2 RESIDENTIAL DISCLOSURES

The disclosures on the following pages pertain to the single-family residence on Parcel 2 (2878 East 5th Road) and were executed by Seller on November 29, 2022. They are provided for information. If needed, Seller will re-execute current disclosures in connection with a transaction.



Knaff Farms Land, La Salle, Illinois



Illinois REALTORS® RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT (765 ILCS 77/35)

NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY BEFORE THE SIGNING OF A CONTRACT. 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 THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 2878 E 5TH RD.
City, State & Zip Code: LA SALLE, IL 61301
Seller's Name: KNAFF FARMS LLC

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 NOVEMBER 29, 2020. 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, "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. | ☐ | ☒ | ☐ | Seller has occupied the property within the last 12 months.
(If "no," please identify capacity or explain relationship to property.) |
| 2. | ☐ | ☒ | ☐ | I currently have flood hazard insurance on the property. |
| 3. | ☐ | ☒ | ☐ | I am aware of flooding or recurring leakage problems in the crawl space or basement. <i>(SUMP PUMP)</i> |
| 4. | ☐ | ☒ | ☐ | I am aware that the property is located in a floodplain. |
| 5. | ☐ | ☒ | ☐ | I am aware of material defects in the basement or foundation (including cracks and bulges). |
| 6. | ☒ | ☐ | ☐ | I am aware of leaks or material defects in the roof, ceilings, or chimney. |
| 7. | ☐ | ☒ | ☐ | I am aware of material defects in the walls, windows, doors, or floors. |
| 8. | ☐ | ☒ | ☐ | I am aware of material defects in the electrical system. |
| 9. | ☐ | ☒ | ☐ | 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). |
| 10. | ☐ | ☒ | ☐ | I am aware of material defects in the well or well equipment. |
| 11. | ☐ | ☒ | ☐ | I am aware of unsafe conditions in the drinking water. |
| 12. | ☐ | ☒ | ☐ | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 13. | ☐ | ☒ | ☐ | I am aware of material defects in the fireplace or wood burning stove. |
| 14. | ☐ | ☒ | ☐ | I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| 15. | ☐ | ☒ | ☐ | I am aware of unsafe concentrations of radon on the premises. |
| 16. | ☐ | ☒ | ☐ | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |
| 17. | ☐ | ☒ | ☐ | 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. |
| 18. | ☐ | ☒ | ☐ | I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. |
| 19. | ☐ | ☒ | ☐ | I am aware of current infestations of termites or other wood boring insects. |
| 20. | ☐ | ☒ | ☐ | I am aware of a structural defect caused by previous infestations of termites or other wood boring insects. |
| 21. | ☐ | ☒ | ☐ | I am aware of underground fuel storage tanks on the property. |
| 22. | ☐ | ☒ | ☐ | I am aware of boundary or lot line disputes. |
| 23. | ☐ | ☒ | ☐ | I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected. |
| 24. | ☐ | ☒ | ☐ | 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. |



Knaff Farms Land, La Salle, Illinois

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:

THE ROOF HAS LEAKS AROUND CHIMNEY AND EAST WALL WHERE
PORCH ROOF MEETS WALL.

Check here if additional pages used: _____

Seller certifies that seller has prepared this report 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.

THE SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO CLOSING.

Seller: MARK KNAFF JWK LLC MANAGER Date: 11/29/2022

Seller: _____ Date: _____

THE 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. THE PROSPECTIVE BUYER IS AWARE THAT THE PROSPECTIVE BUYER MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____

Prospective Buyer: _____ Date: _____ Time: _____

A COPY OF SECTIONS 5 THROUGH 65 OF ARTICLE 2 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT IS AFFIXED HERETO AND SHOULD BE REVIEWED BY PROSPECTIVE BUYER.



Knaff Farms Land, La Salle, Illinois

RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

ARTICLE 2: DISCLOSURES

765 ILCS 771/5 et seq.

Section 5. Definitions: As used in this Act, unless the context otherwise requires the following terms have the meaning given in this section:

"Residential real property" means real property improved with not less than one nor more than four residential dwelling units: units in residential cooperatives; or, condominium units including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit. The term includes a manufactured home as defined in subdivision (53) of Section 9-102 of the Uniform Commercial Code that is real property as defined in the Conveyance and Encumbrance of Manufactured Homes as Real Property and Severance Act.

"Seller" means every person or entity who:

- (1) is a beneficiary of an Illinois land trust; or
- (2) has an interest, legal or equitable, in residential property as:
 - i. an owner;
 - ii. a beneficiary of a trust;
 - iii. a beneficiary pursuant to testate disposition, intestate succession, or a transfer on death instrument; or
 - iv. a contract purchaser or lessee of a ground lease.

"Seller" does not include a party to a transfer that is exempt under Section 15.

"Prospective buyer" means any person or entity negotiating or offering to become an owner or lessee of a ground lease of residential real property by means of a transfer for value to which this Act applies.

"Contract" means a written agreement by the seller and prospective buyer that would, subject to the satisfaction of any negotiated contingencies, require the prospective buyer to accept a transfer of the residential real property.

Section 10. Applicability. Except as provided in Section 15, this Act applies to any transfer by sale, exchange, installment land sale-contract, assignment of beneficial interest, lease with an option to purchase, ground lease or assignment of ground lease of residential real property.

Section 15. Seller Exemptions. A seller in any of the following transfers is exempt from this Act, regardless of whether a disclosure report is delivered:

- (1) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers between spouses resulting from a judgment of dissolution of marriage or legal separation, transfers pursuant to an order of possession, transfers by a trustee in bankruptcy, transfers by eminent domain and transfers resulting from a decree for specific performance.
- (2) Transfers from a mortgagor to a mortgagee by deed in lieu of foreclosure or consent judgment, transfer by judicial deed issued pursuant to a foreclosure sale to the successful bidder or the assignee of a certificate of sale, transfer by a collateral assignment of a beneficial interest of a land trust, or a transfer by a mortgagee or a successor in interest to the mortgagee's secured position or a beneficiary under a deed in trust who has acquired the real property by deed in lieu of foreclosure, consent judgment or judicial deed issued pursuant to a foreclosure sale.
- (3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. As used in this paragraph, "trust" includes an Illinois land trust.
- (4) Transfers from one co-owner to one or more other co-owners.
- (5) Transfers from a decedent pursuant to testate disposition, intestate succession, or a transfer on death instrument.
- (6) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the sellers.
- (7) Transfers from an entity that has taken title to residential real property from a seller for the purpose of assisting in the relocation of the seller, so long as the entity makes available to all prospective buyers a copy of the disclosure report furnished to the entity by the seller.
- (8) Transfers to or from any governmental entity.
- (9) Transfers of newly constructed residential real property that has never been occupied. This does not include rehabilitation of existing residential real property.

Section 20. Disclosure Report Requirements. A seller of residential real property shall complete all items in the disclosure report described in Section 35. The seller shall deliver to the prospective buyer the written disclosure report required by this Act before the signing of a contract.

Section 25. Liability of seller.

(a) The seller is not liable for any error, inaccuracy, or omission of any information delivered pursuant to this Act if (i) the seller had no knowledge of the error, inaccuracy, or omission, (ii) the error, inaccuracy, or omission was based on a reasonable belief that a material defect or other matter not disclosed had been corrected, or (iii) the error, inaccuracy, or omission was based on information provided by a public agency or by a licensed engineer, land surveyor, structural pest control operator, or by a contractor about matters within the scope of the contractor's occupation and the seller had no knowledge of the error, inaccuracy, or omission.

(b) The seller shall disclose material defects of which the seller has actual knowledge.

(c) The seller is not obligated by this Act to make any specific investigation or inquiry in an effort to complete the disclosure statement.

Section 30. Disclosure report supplement. If, prior to closing, any seller becomes aware of an error, inaccuracy, or omission in any prior disclosure report or supplement after delivery of that disclosure report or supplement to a prospective buyer, that seller shall supplement the prior disclosure report or supplement with a written supplemental disclosure, delivered by any method set forth in Section 50.

Section 35. Disclosure report form. . . . [omitted]

Section 40. Material defect.

(a) If a seller discloses a material defect in the Residential Real Property Disclosure Report, including a response to any statement that is answered "yes" except numbers 1 and 2, and, in violation of Section 20, it is delivered to the prospective buyer after all parties have signed a contract, the prospective buyer, within 5 business days after receipt of that report, may terminate the contract or other agreement with the return of all earnest money deposits or down payments paid by the prospective buyer in the transaction without any liability to or recourse by the seller.

(b) If a seller discloses a material defect in a supplement to this disclosure report, the prospective buyer shall not have a right to terminate unless:

(i) the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure was completed and signed by the seller; (ii) the material defect is not repairable prior to closing; or (iii) the material defect is repairable prior to closing, but within 5 business days after the delivery of the supplemental disclosure, the seller declines, or otherwise fails to agree in writing, to repair the material defect.

(c) The right to terminate the contract, however, shall no longer exist after the conveyance of the residential real property. For purposes of this Act the termination shall be deemed to be made when written notice of termination is delivered to at least one of the sellers by any method set forth



Knaff Farms Land, La Salle, Illinois

in Section 50, at the contact information provided by any seller or indicated in the contract or other agreement. Nothing in subsection (a) or (b) shall limit the remedies available under the contract or Section 55.

Section 45. Other Law. This Act is not intended to limit remedies or modify any obligation to disclose created by any other statute or that may exist in common law in order to avoid fraud, misrepresentation, or deceit in the transaction.

Section 50. Delivery of disclosure report. Delivery of the Residential Real Property Disclosure Report provided by this Act shall be by:

(1) personal delivery or facsimile, email, or other electronic delivery to the prospective buyer at the contact information provided by the prospective buyer or indicated in the contract or other agreement;

(2) depositing the report with the United States Postal Service, postage prepaid, first class mail, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement; or

(3) depositing the report with an alternative delivery service such as Federal Express or UPS, delivery charges prepaid, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement.

For purposes of this Act, delivery to one prospective buyer is deemed delivery to all prospective buyers. Delivery to an authorized individual acting on behalf of a prospective buyer constitutes delivery to all prospective buyers. Delivery of the Report is effective upon receipt by the prospective buyer. Receipt may be acknowledged on the Report, in an agreement for the conveyance of the residential real property, or shown in any other verifiable manner.

Section 55. Violations and damages. If the seller fails or refuses to provide the disclosure report prior to the conveyance of the residential real property, the prospective buyer shall have the right to terminate the contract. A seller who knowingly violates or fails to perform any duty prescribed by any provision of this Act or who discloses any information on the Residential Real Property Disclosure Report that the seller knows to be false shall be liable in the amount of actual damages and court costs, and the court may award reasonable attorney's fees incurred by the prevailing party.

Section 60. Limitation of Action. No action for violation of this Act may be commenced later than one year from the earlier of the date of possession, date of occupancy or date of recording of an instrument of conveyance of the residential real property.

Section 65. Disclosure Report Form; Contents; Copy of Act. A copy of Sections 5 through 65 of Article 2 of this Act, excluding Section 35, must be printed on or as a part of the Residential Real Property Disclosure Report form.

Date provided to Buyer: 11/29/2022
Seller: [Signature] LLC MANAGER



Knaff Farms Land, La Salle, Illinois



ILLINOIS REALTORS® DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



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 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 2878 E 5TH RD, LA SALLE, IL 61301

Seller's Disclosure (initial)

- MS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- MS (b) Records and Reports available to the seller (check one below):
- ☐ 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): _____
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- ____ (c) Purchaser has received copies of all information listed above.
- ____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- ____ (e) Purchaser has (check one below):
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- ☐ 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 (initial)

- DS (f) 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.

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 KNAPP FARMS LLC Date 11/29/2022 Purchaser _____ Date _____
Selling Agent MANAGER Date _____ Purchaser _____ Date _____
Agent DS Date NOV. 29, 2022 Agent _____ Date _____

(This disclosure form should be attached to the Contract to Purchase.)
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Knaff Farms Land, La Salle, Illinois



ILLINOIS REALTORS® 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 the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- _____ (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- MM (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)

- DS (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 KNAPP FARMS LLC Date 11/29/22
MANAGER
Seller _____ Date _____
Purchaser _____ Date _____
Purchaser _____ Date _____
Agent DS Date Nov. 29, 2022
Agent _____ Date _____
Property Address: 2878 E 5TH RD
LA SALLE, IL 61301
City, State, Zip Code: _____

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Page 18 of 18