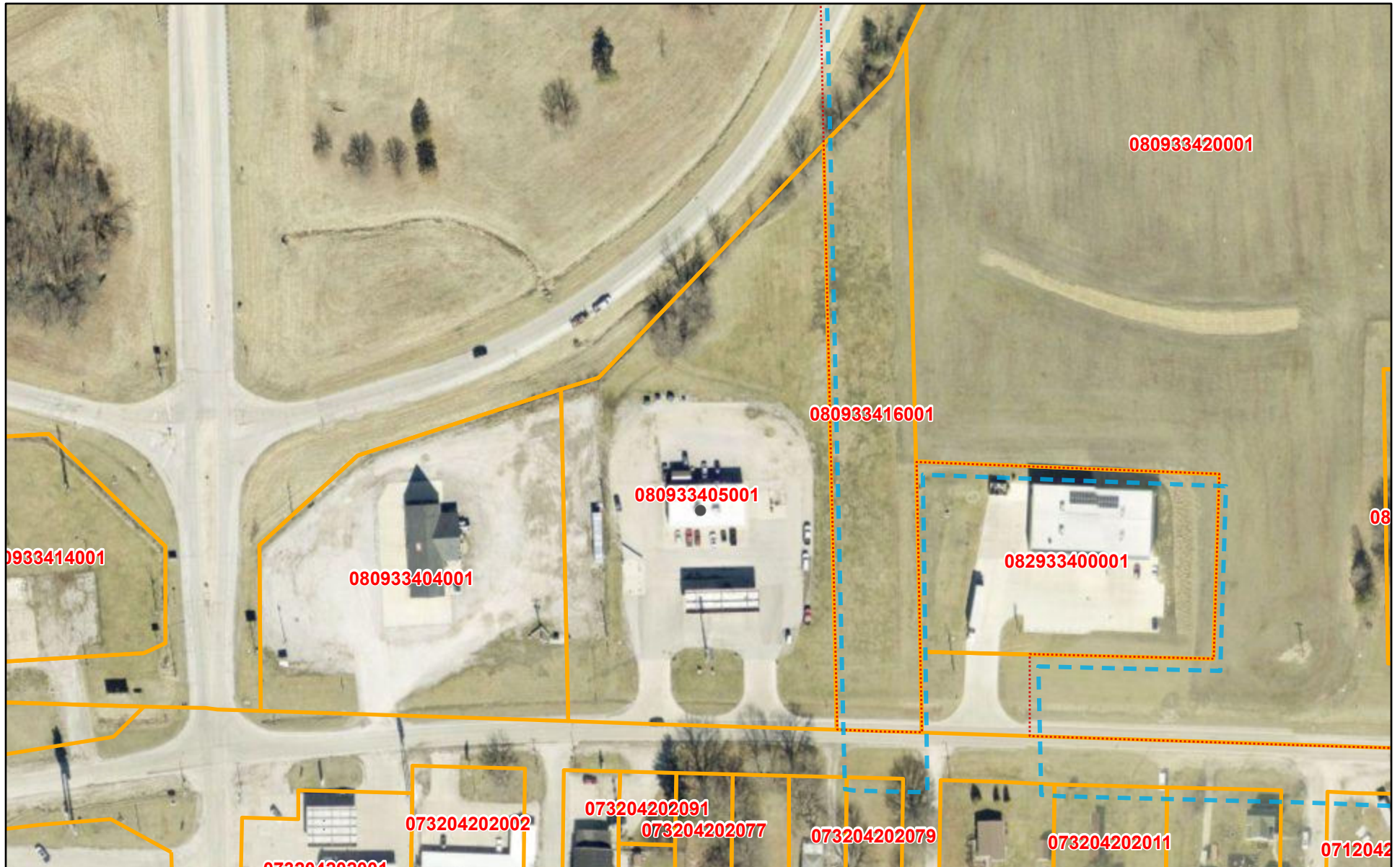


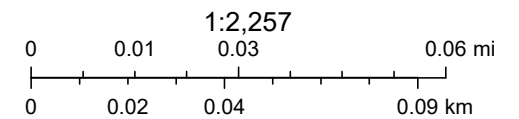
ArcGIS Web Map



8/20/2025, 1:59:47 PM

Municipal Boundaries County Zone Designation  Parcels

 Pocahontas  A-1



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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LISTING PROPERTY INFORMATION SHEET

NOTE: This listing property information sheet is not part of the contract

Date: 08/18/2025

Property Address: 402 West Johnson Street, Pocahontas, IL 62275

Parcel ID#: 08-09-33-416-001 & 08-09-33-405-001

Seller's Name: Bhalla Holdings LLC

Seller's Name: Rocky Bhalla

Title Company: _____

Seller's Attorney: _____

Home Protection Plan (If one is offered): _____

Company: _____ Price: _____

Property Inclusions (If not already covered in Paragraph 7 of the Contract to Purchase Real Estate):

--

Property Exclusions:

--

Utility Companies

Water: Village of Pocahontas			
Sewer:		Electric: Ameren	
Trash:		Natural Gas: Ameren	
Internet Provider:		Cable Provider:	
Fire Protection:		Police Protection:	
Propane Provider:		Leased Tank:	Owned Tank:
Satellite Dish:		Leased:	Owned:
Aeration: Last Service Date:		By Whom:	
Age of:	Roof: 23	HVAC:	Water Heater: 2024 Solar System:
Well Depth:			
Electric: Fuses		Circuit Breaker	

List Appliances with Age:

Built in 2002, 3200 SQ FT, Roof with a rubber steel membrane, Two HVAC roof units , West AC unit was replaced in 2023, Plumbing and Electrical all original, Asphalt on lot was done in 2022.

--

<i>Bhalla Holdings LLC</i>	dotloop verified 08/18/25 10:59 AM CDT YYIY-KRHS-P9MC-EZDZ	
Seller Signature	Date	Seller Signature Date

(Each company may consult their attorney as to the use of this form.)

**Addendum to Equity Realty Group
AFFILIATED BUSINESS DISCLOSURE**

NOTICE FROM EQUITY REALTY GROUP LLC: This is to give you notice that Equity Realty Group LLC has a business relationship with Highland Community Title, LLC. Community Title and Escrow, Ltd. is an owner of Highland Community Title LLC with locations in Breese, Carlyle, Centralia, Greenville, Highland and Nashville, Illinois. Ed Kleber and Chad Sellers are also owners of Highland Community Title, LLC. Ed Kleber and Chad Sellers are principal owners for Equity Realty Group LLC and as its principal owners, they may receive financial or other benefits because of this activity.

The estimated charge or range of charges for the settlement services will vary depending upon the price of the real estate and whether it is a purchase loan or refinance. The estimated charges will vary between .003 and .006 of the amounts of the purchase price of the real estate or with respect to the refinance of property loan amount. You are NOT required to use the listed service provider as a condition for the settlement of your loan or the purchase sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE YOU ARE RECEIVING THE BEST SERVICES AND BEST RATE FOR THESE SERVICES.

ACKNOWLEDGEMENT: I/We have read this disclosure and understand Equity Realty Group LLC is referring me/us to purchase the above-described settlement service and may receive a financial or other benefit because of this referral.

PROPERTY ADDRESS: 402 West Johnson Street, Pocahontas, IL 62275

Seller:	<div><div><i>Bhalla Holdings LLC</i></div><div>dotloop verified 08/18/25 10:59 AM CDT TOPL-IV3Y-KBEV-WAGI</div></div>	Buyer:	
	Date		Date
Seller:		Buyer:	
	Date		Date



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ADDENDUM: Notice to Seller concerning recordings within the property

This Addendum to the Exclusive Right to Sell Listing Agreement dated the 18 day of August, 2025 (the "Agreement") is made between the Seller and Sponsoring Broker, as follows:

All terms not otherwise defined herein shall have the same meaning ascribed in the Agreement.

1. In the event Seller has a recording system in the Seller's property which records or transmits audio, Seller understands that recording or transmitting of audio may result in violation of state and/or federal wiretapping laws. Seller understands that pursuant to 720 ILCS 5/14 -2, audio or video recording of a private conversation requires the consent of all parties to the conversation and that Seller must notify potential Buyers and their Designated Agent(s) that audio or video recording is occurring prior to the entry of such individuals into the property. Seller hereby releases and indemnifies Sponsoring Broker, Sponsoring Broker's Designated Agent(s) and employees from any liability which may result from any recording or transmitting in the property.

2. Seller understands that while potential buyers viewing the property should not engage in photography, videography, or videotelephony in the property without prior written permission, such recordings or transmissions may occur. Seller should remove any items of a personal nature Seller does not wish to have recorded or transmitted. Seller hereby releases Sponsoring Broker, Sponsoring Broker's Designated Agent(s) and employees from any liability which may result from any recording or transmission in the property.

In the event of conflict between this Addendum and the Listing Agreement, this Addendum shall control. All other terms and conditions of the Listing Agreement remain unchanged and are in full force and effect. All capitalized terms herein not otherwise defined shall have the same meaning as in the Contract.

Listing Agreement must also be attached.

Bhalla Holdings LLC dotloop verified
08/18/25 10:59 AM CDT
RXCQ-MIBG-RGKX-J9TL

Seller

Date

Seller's Designated Agent

Date

Seller

Date

Sponsoring Broker or Designated
Managing Broker on behalf of the
Sponsoring Broker

Date