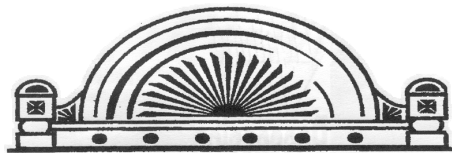


5 +/- ACRES FOR SALE
LOT #2 - Route 78 South
Morrison, IL 61270
\$49,000
MLS # KKR9001



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

118 E. Main St.
Morrison, IL 61270
Phone: (815) 772-2728
Fax: (815) 772-8134
Mobile: (815) 631-6115
Email: kenny@kenkoprealty.com
Website: www.kenkoprealty.com

Salient Facts



Kenneth W. Kophamer

Road of Access: Route 78 S (Crosby Rd)
City: Morrison
School District: Morrison
County: Whiteside
Township: Mount Pleasant
Lot Size: 5 Acres +/-
Zoned: Farmland

2007 Real Estate Taxes

Parcel #09-03-200-001*
Amount: \$51.32
Assessed Value: \$717
Acres: 24.27*
*Subject property to be split from 24.27 acre parcel.

Brief Legal

PT W OF HWY LOTS 3, 4 & 5 N 1/2 NE
SEC 30 TWP 21 RNG 5

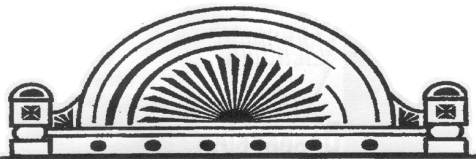
Comments

5 acre parcel for sale close to town on Route 78 South (Crosby Road). Within a mile of Junior High, Southside Elementary and High School. Great building site! An additional 5 acres is available **(KKR9000)** for \$39,000.

This listing is subject to the following:

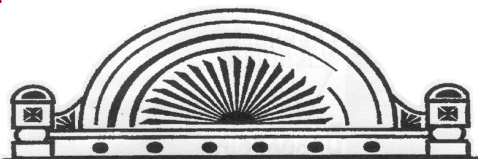
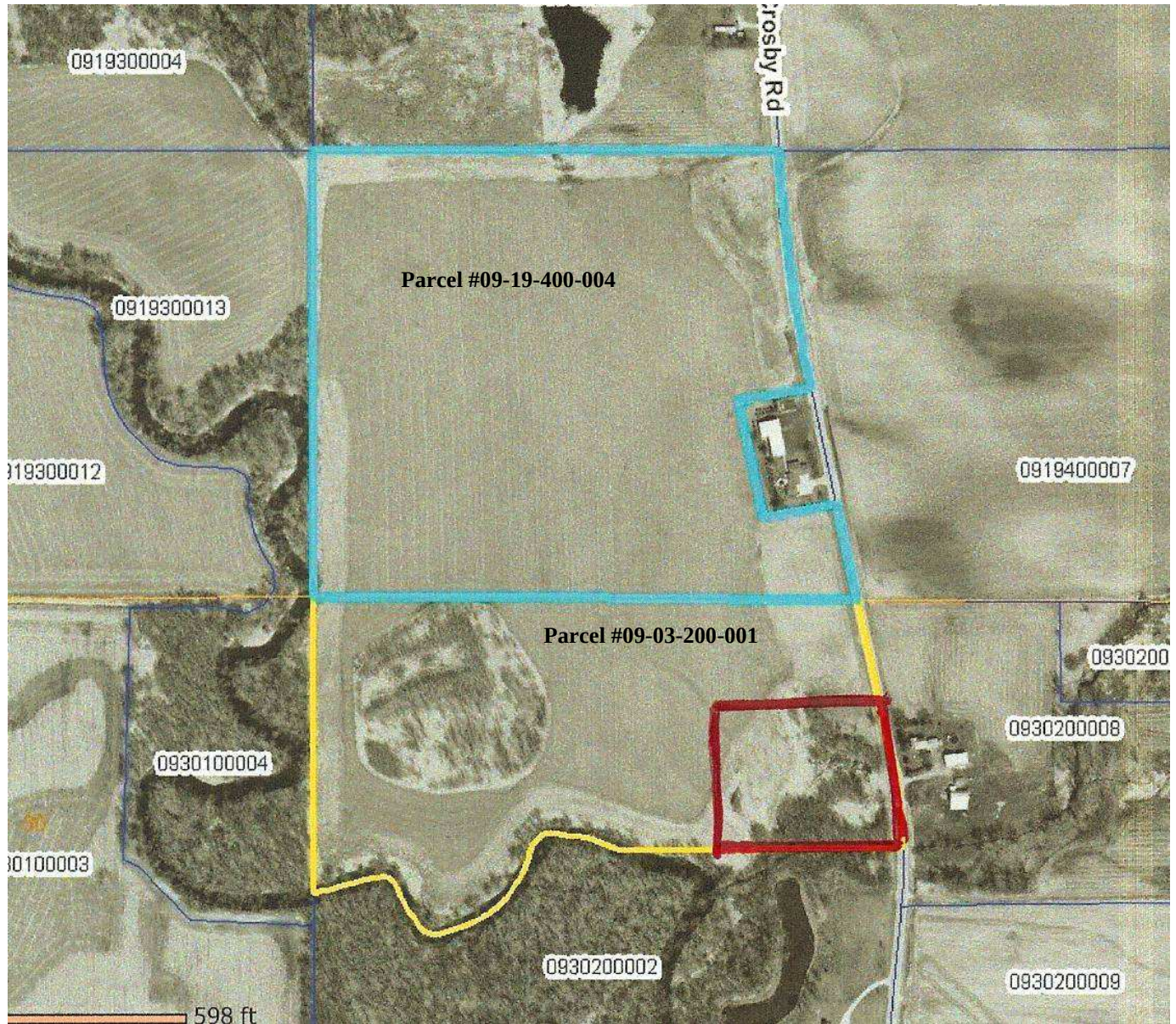
1. Subdivision plat approval
2. Elevation survey and building permits
3. Approval for driveway off Route 78

AGRIDATA AERIAL



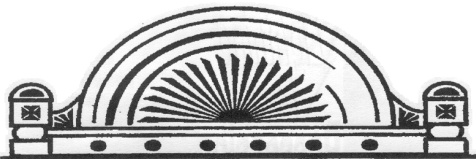
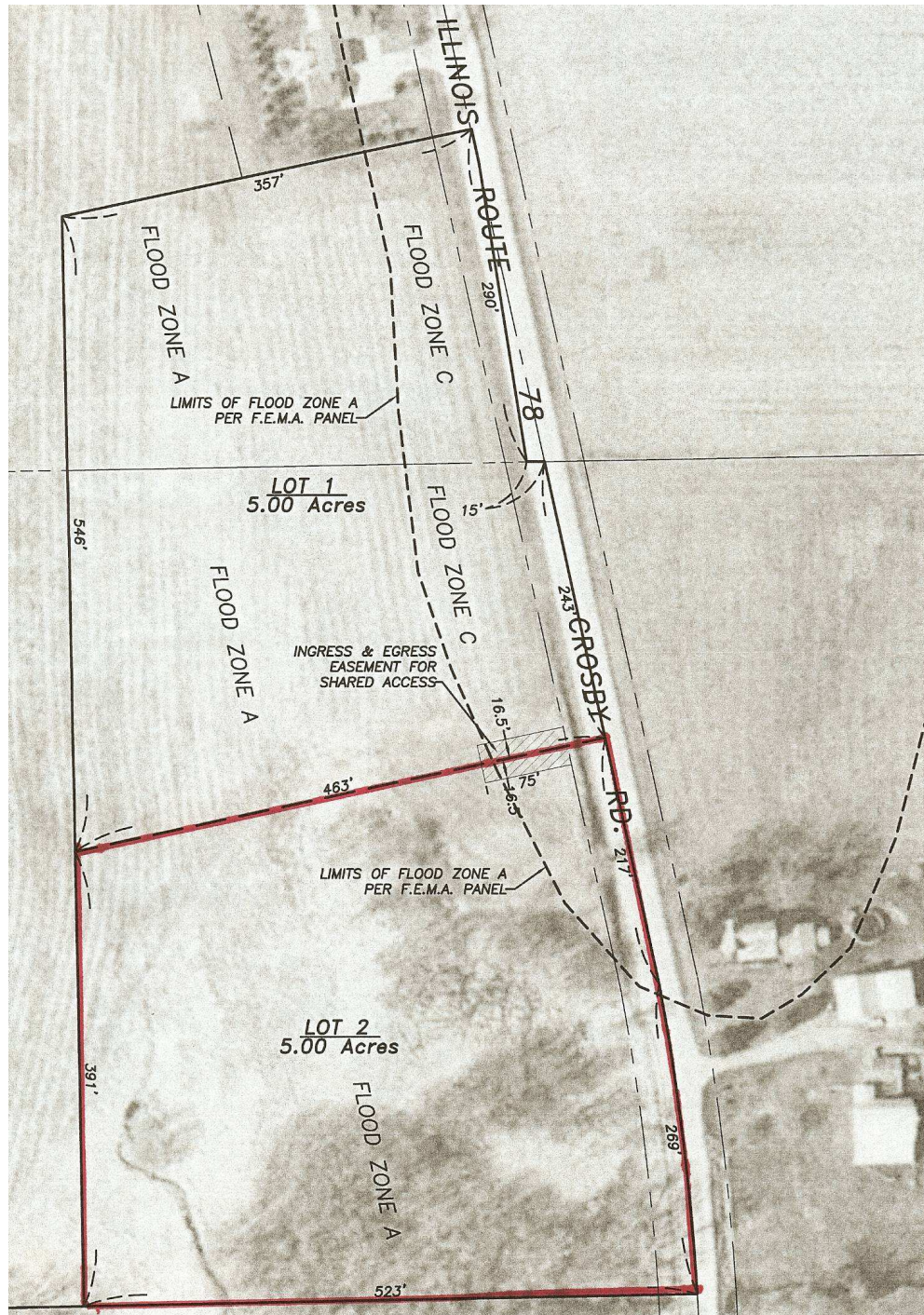
Kenneth W. Kophamer Realty

TAX AERIAL



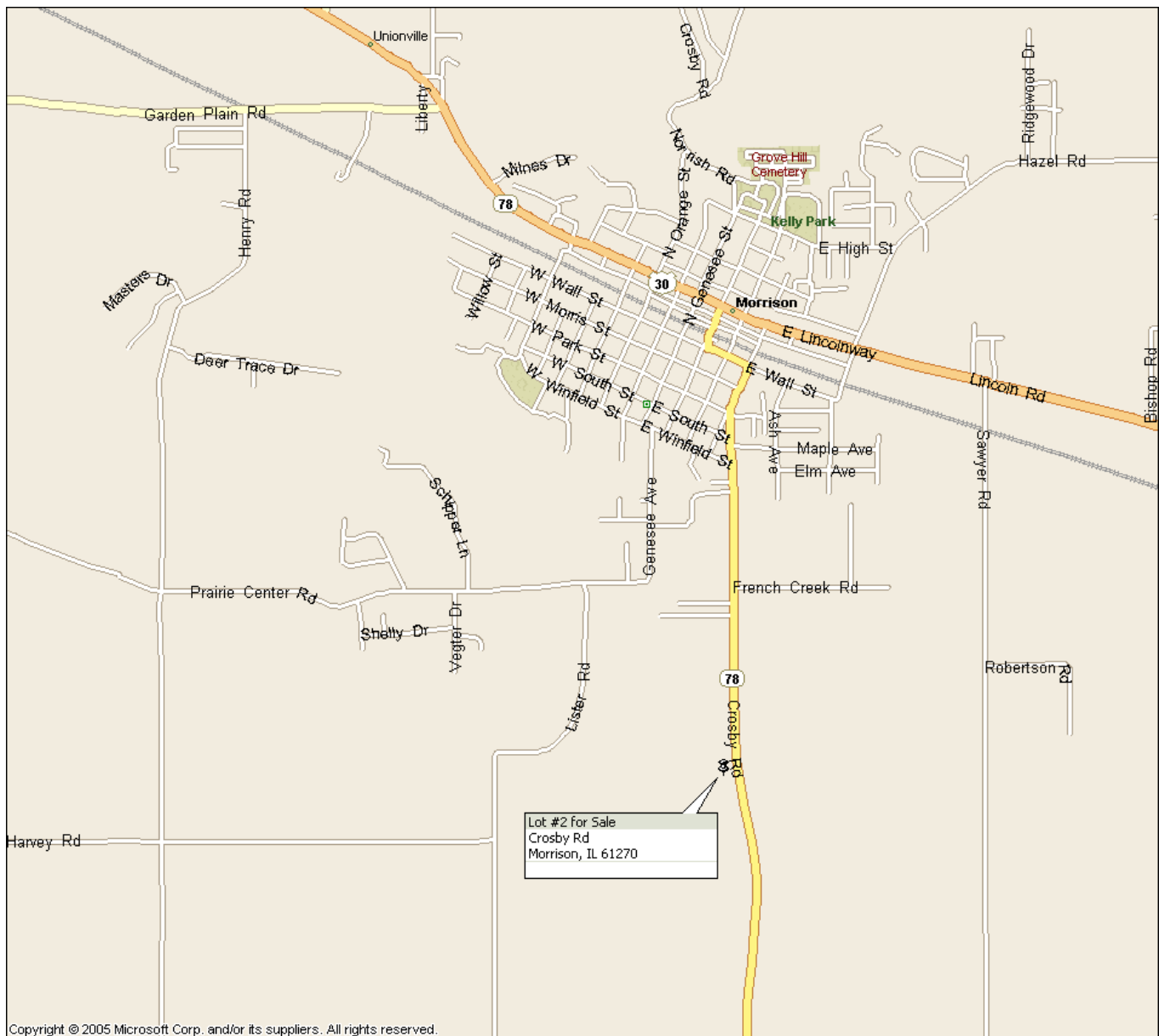
Kenneth W. Kophamer Realty

PRELIMINARY SURVEY

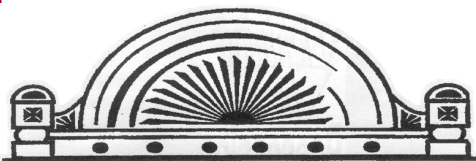


Kenneth W. Kophamer Realty

LOCATION



Directions: Located on Route 78 South, approximately a mile outside of city limits.



Kenneth W. Kophamer Realty