

BESSE CRANDALL-DENTON FARM

128 +/- Acres \$3,500

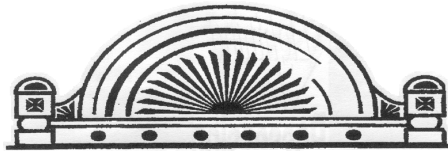
\$448,000

Moline Road, Erie, IL 61250

MLS#KKR9010



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

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Morrison, IL 61270

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Salient Facts



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Road of Access: Moline Road
City: Erie
School District: Erie
County: Whiteside
Township: Erie
Total Acres: 128 +/-
Tillable Acres: 127.6
CRP Acres: 127.6
Average P.I.: 114.97
Zoned: Agriculture

Comments:

This farm offers a good recreation potential along with great returns from the annual CRP income. The owner will divide it into smaller tracts and may negotiate to add more ponds for buyers interested in migratory water fowl hunting.

Income Information:

CRP Contract #698

29 acres x \$125 = \$3,625

Effective Date: 10/1/2000

End Date: 9/30/2010

CRP Contract #618

8.8 acres x \$120 = \$1,056

Effective Date: 10/1/1999

End Date: 9/30/2014

CRP Contract #633

9.7 acres x \$158.90 = \$1,541

Effective Date: 10/1/1999

End Date: 9/30/2014

CRP Contract #531B

29.2 acres x \$120 = \$3,504

Effective Date: 8/17/2007

End Date: 9/30/2009

CRP Contract #290

5.6 acres x \$154 = \$862

Effective Date: 10/1/1997

End Date: 9/30/2012

CRP Contract #530

26.9 acres x \$120 = \$3,228

Effective Date: 10/1/1999

End Date: 9/30/2014

CRP Contract #617

6.8 acres x \$120 = \$816

Effective Date: 10/1/1999

End Date: 9/30/2009

CRP Contract #291

11.6 acres x \$149 = \$1,728

Effective Date: 10/1/1997

End Date: 9/30/2012

TOTAL ANNUAL INCOME: \$16,360

2007 REAL ESTATE TAXES

2007 Real Estate Tax Information

Parcel #20-07-400-003

Amount: \$87.26
Assessed Value: \$939
Acres: 57.99*
Brief Legal: PT LOT 47 SEC 7 TWP 19 RNG 4
*Not all of this parcel is included in sale and would have to be split. Will be approx. 10 acres.

Parcel #20-07-376-003

Amount: \$28.30
Assessed Value: \$573
Acres: 36.94
Brief Legal: LOTS 51-52-54-55 & PT 53 SE SW SEC 7 TWP 19 RNG 4

Parcel #20-07-376-001

Amount: \$0.00
Assessed Value: \$10
Acres: 1.97
Brief Legal: W PT SE SW SEC 7 TWP 19 RNG 4

Parcel #20-07-376-002

Amount: \$0.00
Assessed Value: \$4
Acres: 1.08
Brief Legal: PT LT 53 SE SW SEC 7 TWP 19 RNG 4

Parcel #20-07-351-001

Amount: \$138.24
Assessed Value: \$2,798
Acres: 43*
Brief Legal: SW SW SEC 7 TWP 19 RNG 4
*Part of this parcel is not for sale and would need to be split.
Will be approximately 20 acres.

Parcel #20-18-100-013

Amount: \$0.00
Assessed Value: \$33
Acres: 23.97
Brief Legal: PT NW NW SEC 18 TWP 19 RNG 4

Parcel #20-18-100-002

Amount: \$0.00
Assessed Value: \$14
Acres: 1.96

Brief Legal: PT LT 56 NE NW SEC 18 TWP 19 RNG 4

Parcel #20-18-100-003

Amount: \$0.00
Assessed Value: \$114
Acres: 6.03
Brief Legal: PT LOT 56 NE NW SEC 18 TWP 19 RNG 4

Parcel #20-18-100-006

Amount: \$14.74
Assessed Value: \$298
Acres: 20
Brief Legal: LT 57 NE NW SEC 18 TWP 19 RNG 4

Parcel #20-18-100-004

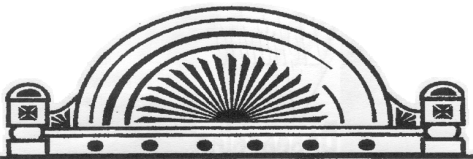
Amount: \$0.00
Assessed Value: \$133
Acres: 6
Brief Legal: PT LIES S & W HWY NE NW SEC 18 TWP 19 RNG 4

TOTAL TAXES: \$268.54

TOTAL AV: \$4,916

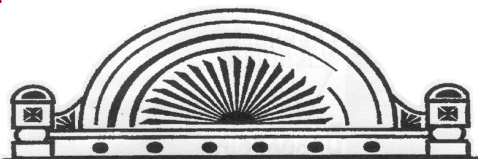
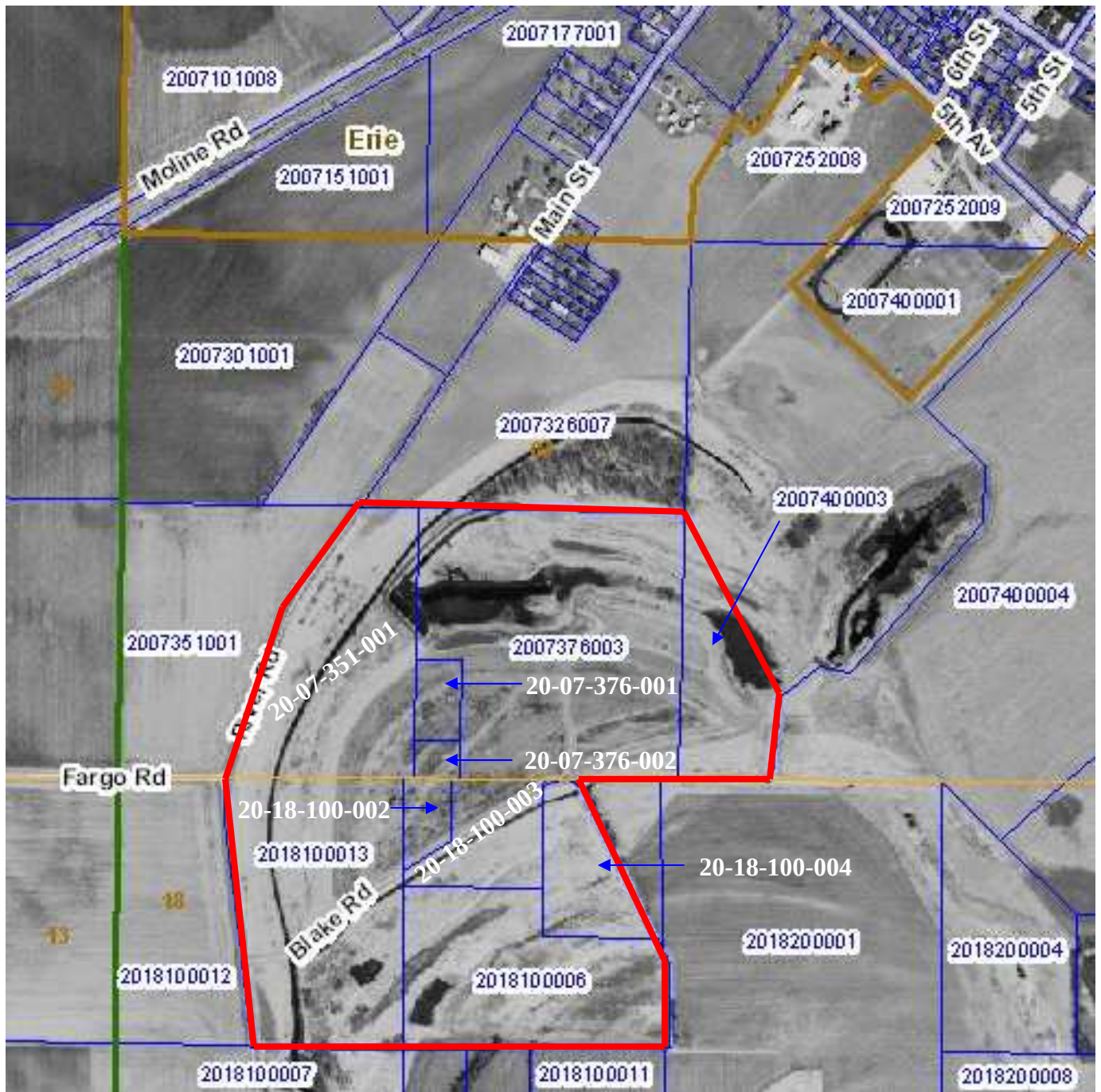
TOTAL TAXED ACRES: 127.95*

***Acres have been prorated.**



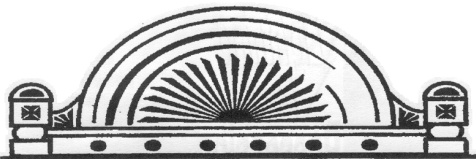
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TAX MAP



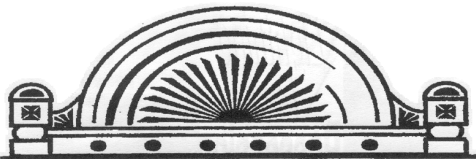
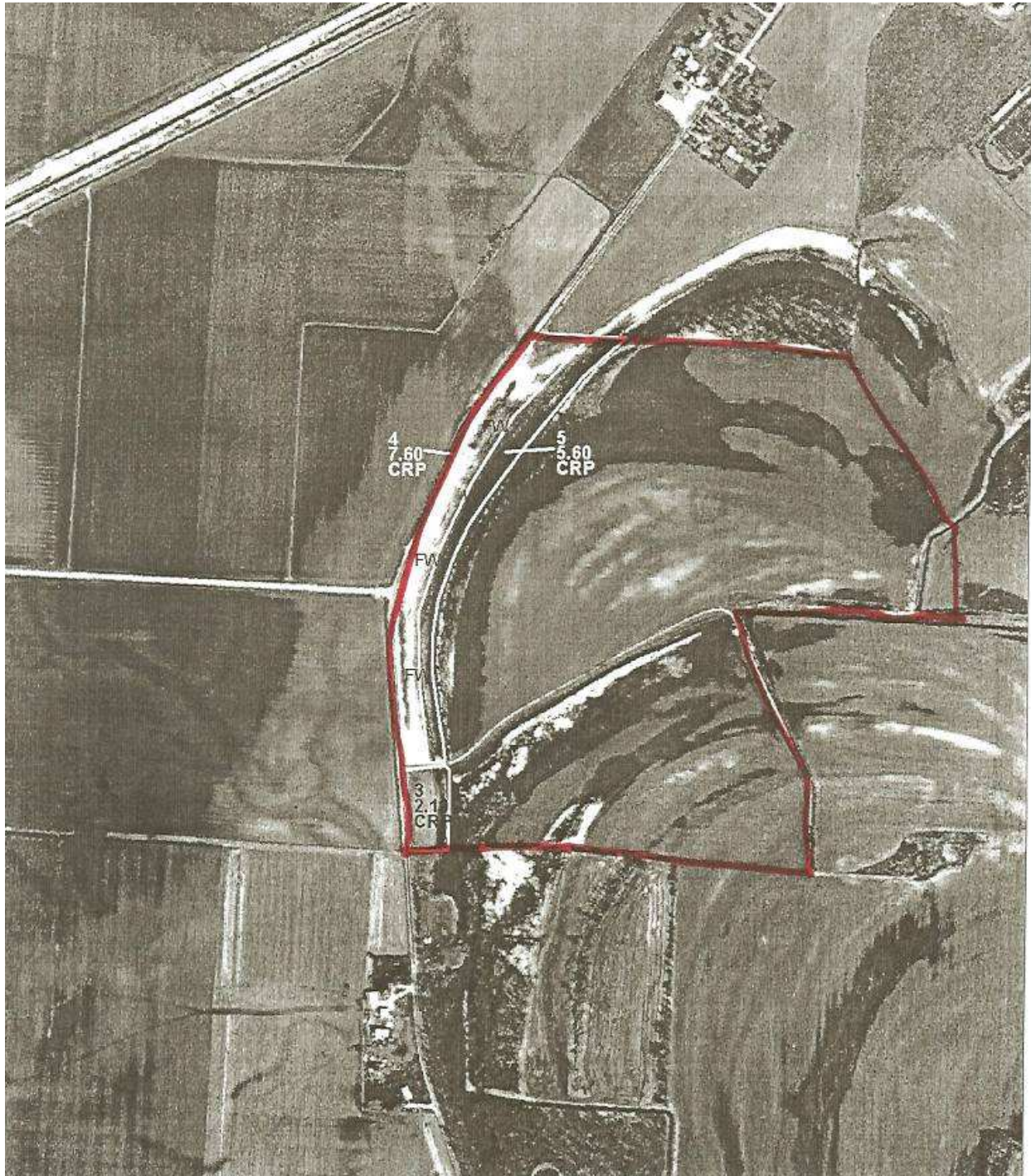
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FSA MAP FARM: 7026 TRACT: 3697



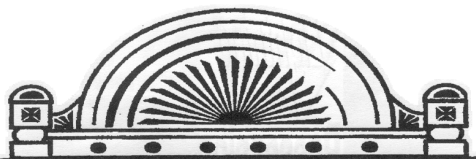
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FSA MAP FARM: 6966 TRACT: 5410



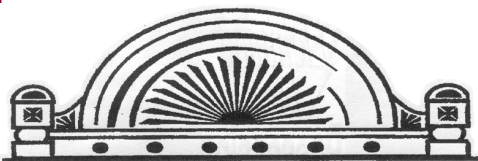
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FSA MAP FARM:6966 TRACT: 5409



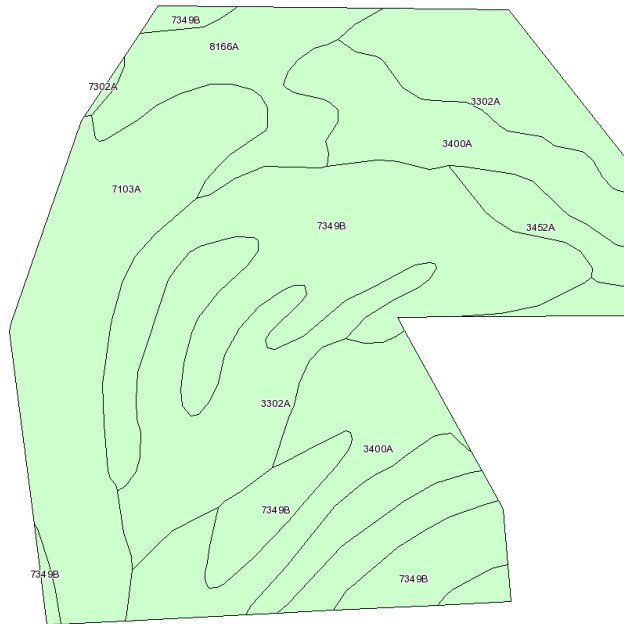
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AGRIDATA AERIAL

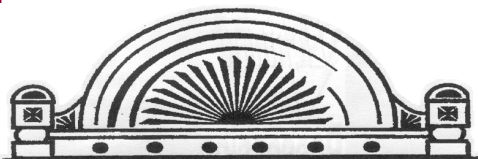


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SOIL MAP & INFORMATION

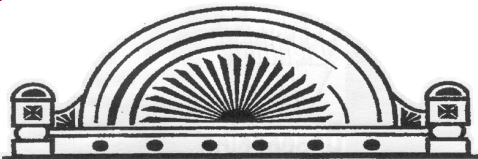
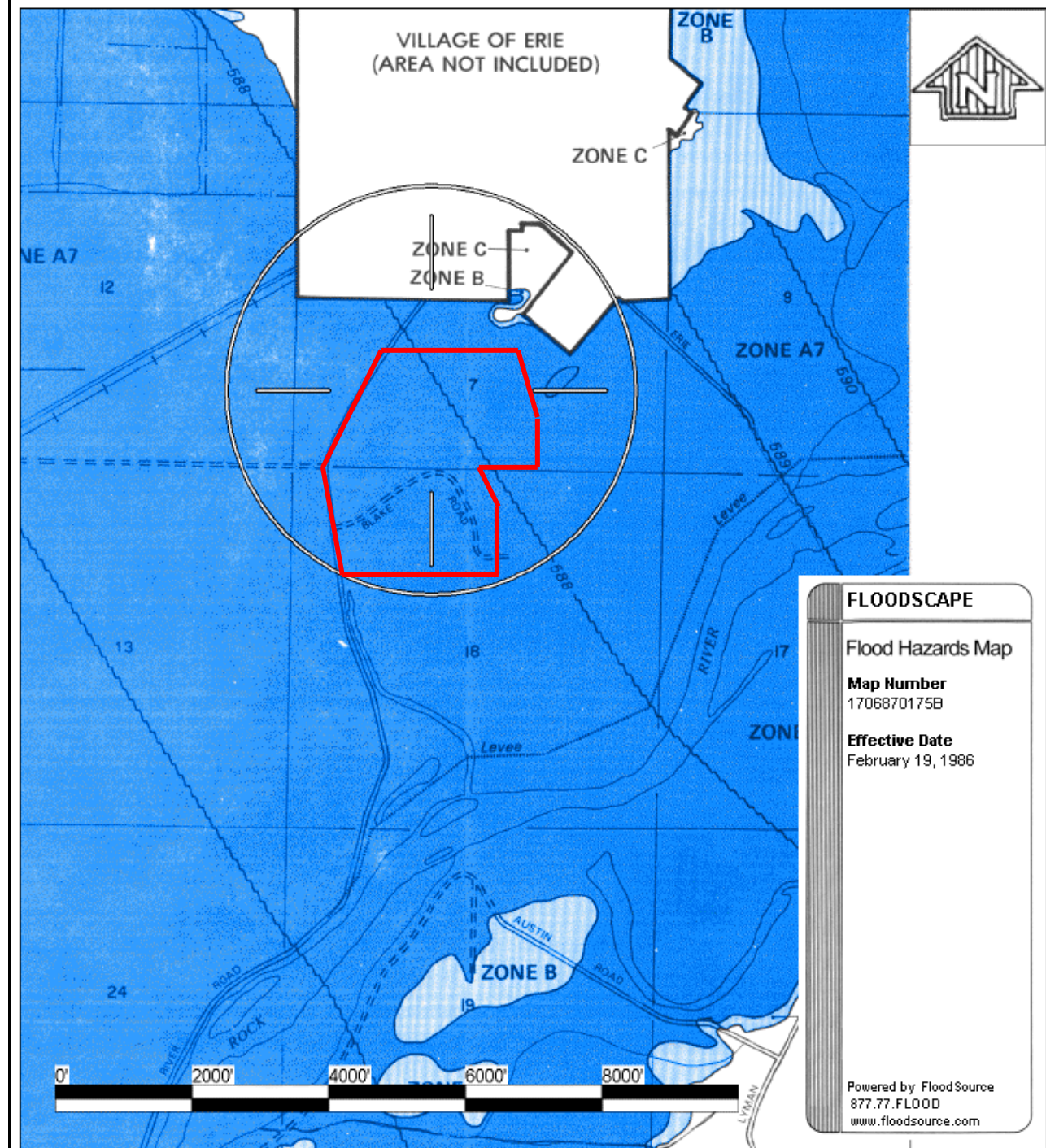


Besse Crandall-Denton Farm Soils						
#	Name	Class	Slope	Acres	PI	Total
3302A	Ambraw silty clay loam	3w	0-2%	23.15	103	2384.45
3400A	Calco silty clay loam	2w	0-2%	28.6	123	3517.8
3452A	Riley loam	3w	0-2%	3.3	114	376.2
7103A	Houghton muck	3w	0-2%	24	130	3120
7302A	Ambraw clay loam	2w	0-2%	0.2	114	22.8
7349B	Zumbro sandy loam	3s	1-4%	38.35	104	3988.4
8166A	Cohoctah loam	2w	0-2%	10	126	1260
TOTALS				127.6		14669.7
AVG PI:	114.97					



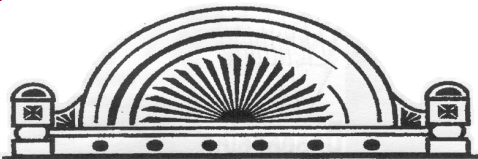
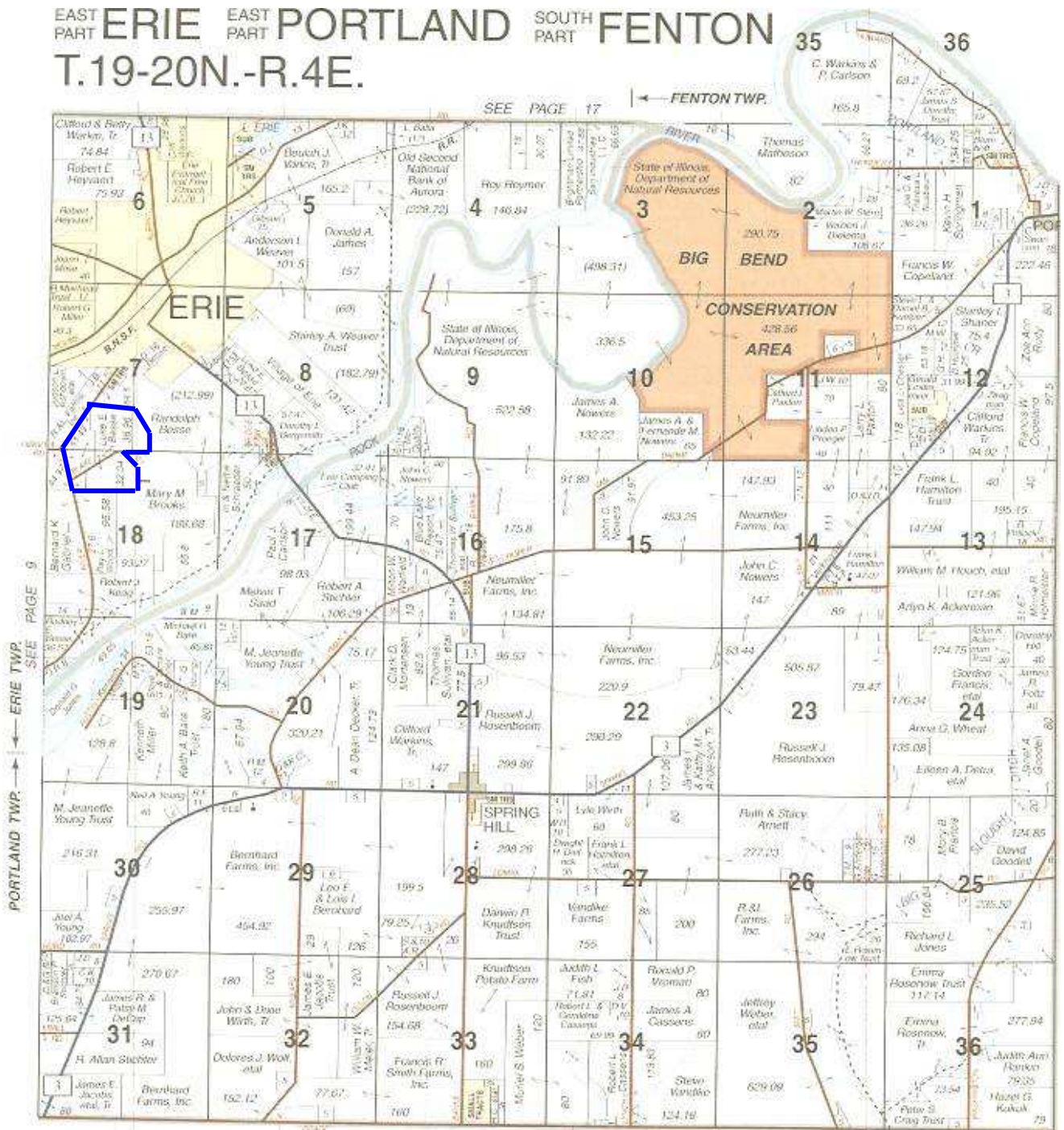
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FLOOD MAP



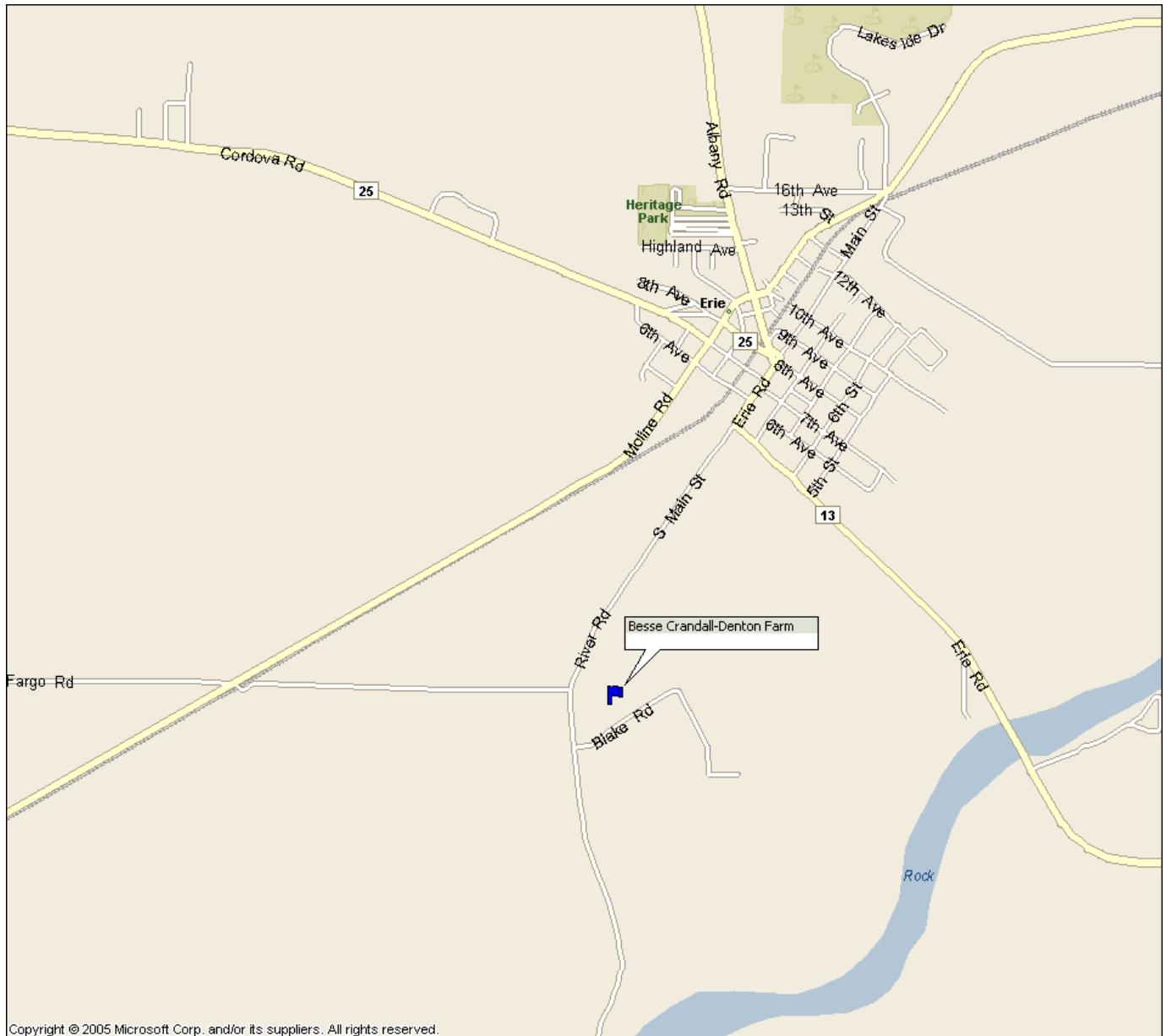
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PLAT MAP

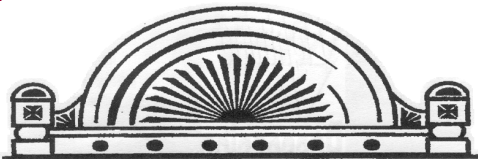


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LOCATION MAP



Directions: From Morrison head south on Rte 78. Turn right onto IL Rte 2 aka Moline Rd. Take Main Street south out of town. Farm is on the left, just past Fargo Road.



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