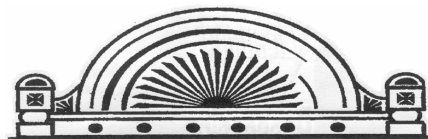


Bush 25 +/- Acres
\$6,300/Acre
Pt. of Sec. 14, Clyde Township
Morrison, IL 61270
MLS# KKR9040



Information thought to be accurate but not warranted.



Kenneth W. Kophamer Realty

118 E. Main St.
Morrison, IL 61270
Office 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

Access Road: Spring Valley Road
City: Morrison
School District: Morrison
County: Whiteside
Township: Clyde
Total Acres: +/- 25.01 Acres
Tillable Acres: 24.71 Acres
Average PI: 116

Total Acres: 25.00
Tillable Acres: 24.71
Roads: 0.30
Buildings: 0.00
Waste: 0.00
Avg. P.I.: 116
Percent Tillable: 99%

Real Estate Tax Information:

Parcel #	Acres	Taxes '08/ pay '09	Assessed Value
03-14-301-004	25.01	\$134.10	\$1,561 FL

Class A Soils: 0.00
Class B Soils: 12.30
Class C Soils: 12.01
Class D Soils: 0.40

Brief Legal:

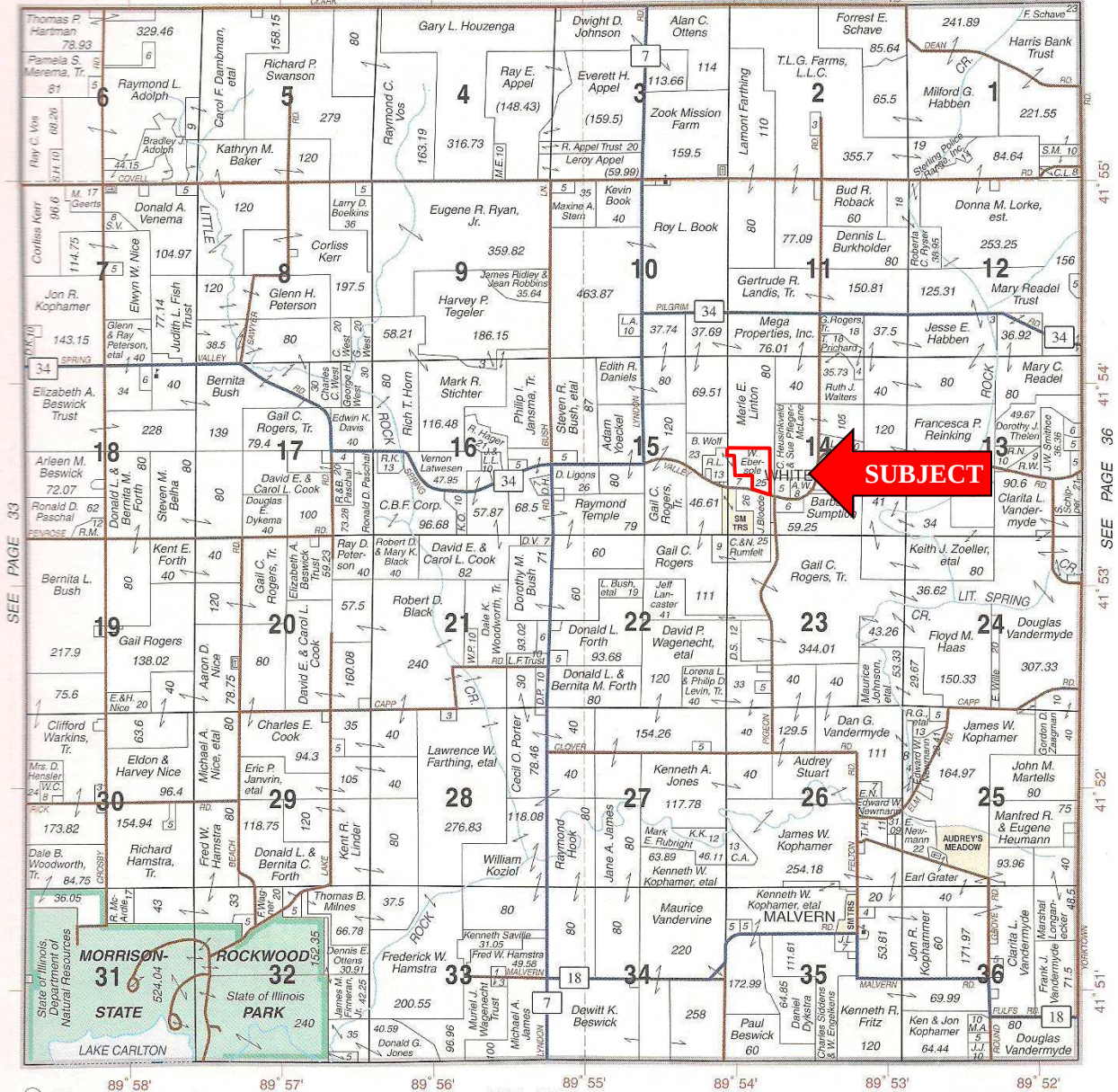
LOTS 11 & 12 & 6 PT LOTS 1, 2, 7 & 9 W 1/2
SW SEC 14 TWP 22 RNG 5

PLAT MAP

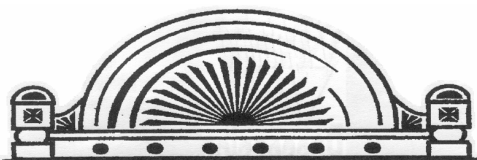
CLYDE

CARROLL COUNTY

T.22N.-R.5E.

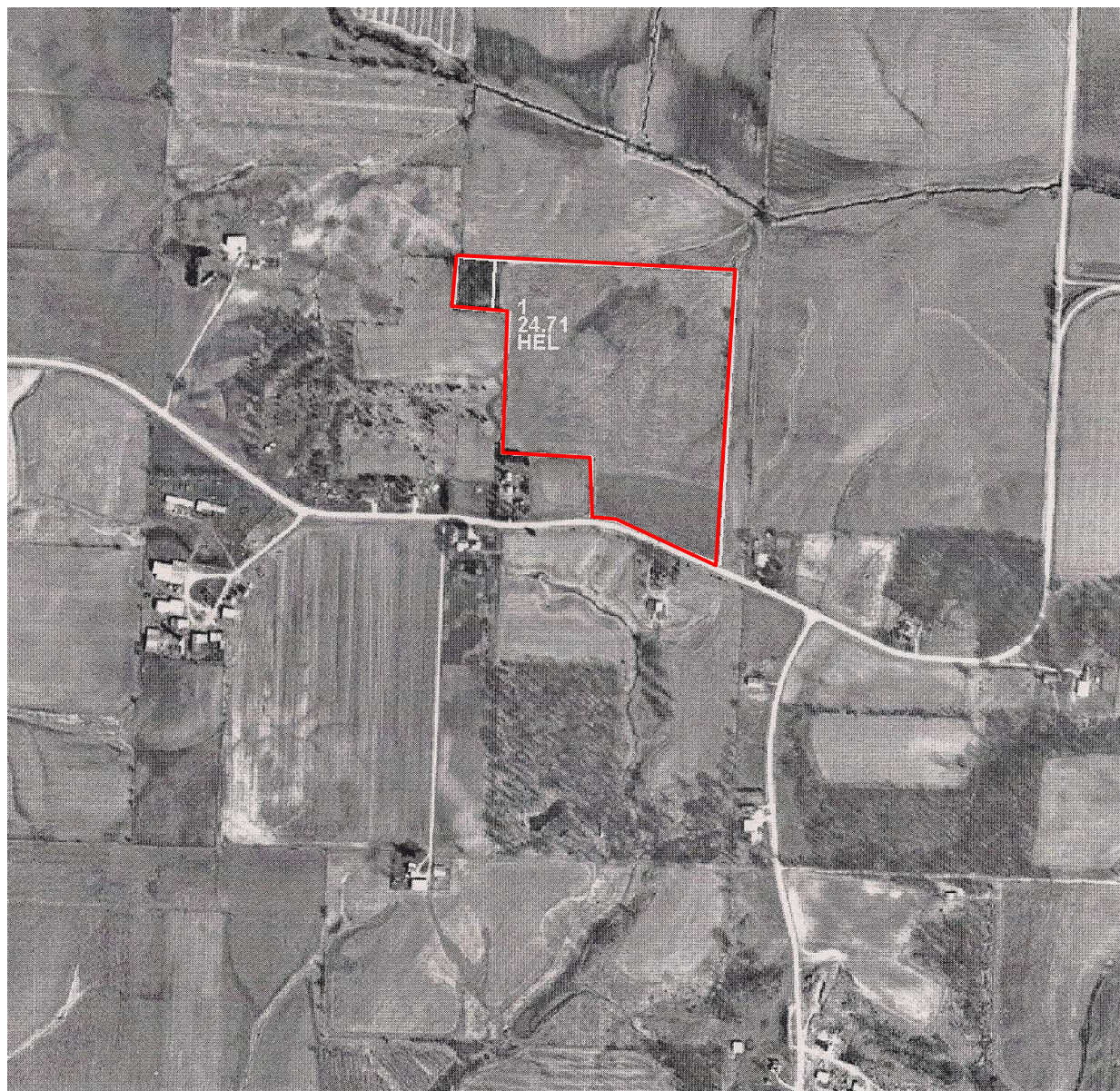


DIRECTIONS: Going East outside of Morrison on Route 30 turn North onto Lyndon Road, Follow this road up to Spring Valley Road, Turn Right, property on Left hand side. Look for our sign.



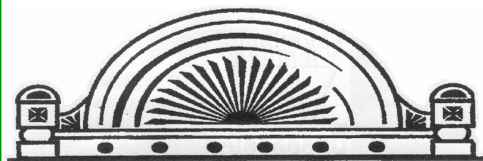
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FSA MAP



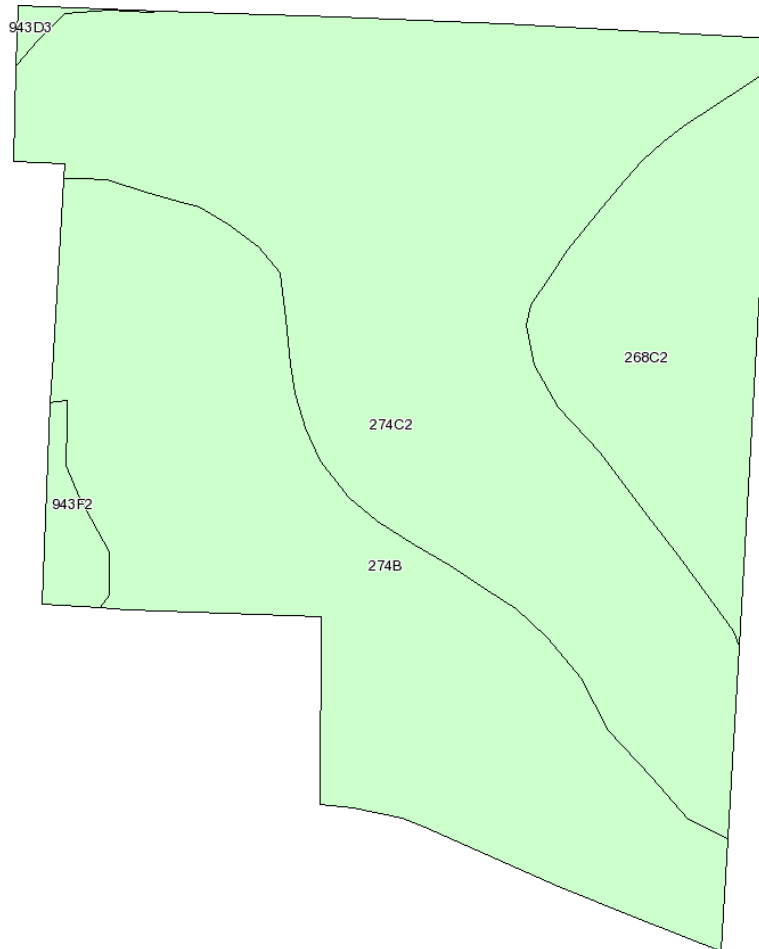
Farm: 6270
Tract: 206

0 400 800 1200 1600 Feet

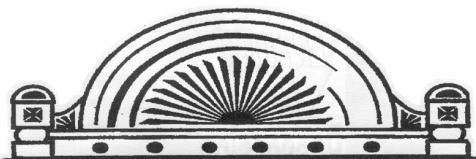


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SOIL MAP & BREAKDOWN

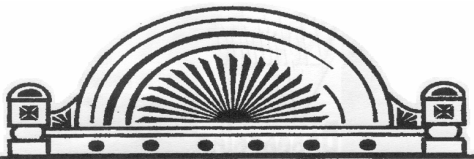


Soil Types	Class	Slope	PI	Acres	Total PI
268C2 Mt. Carroll silt loam	Ille	5-10%	125	3.60	450.00
274B Seaton silt loam	Ile	2-5%	119	8.70	1,035.30
274C2 Seaton silt loam	Ille	5-10%	112	11.91	1,333.92
943D3 Seaton-Timula silt loams	Vle	10-18%	105	0.10	10.50
943F2 Seaton-Timula silt loams	Vle	18-35%	78	0.40	31.20
Totals				24.71	2,860.92
Average Productivity Index			116		



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TAX MAP



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