

Brown's Islands

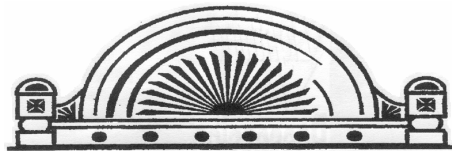
59 +/- Acres

\$50,000

KKR5279



Information thought to be accurate but not warranted.



Kenneth W. Kophamer Realty

118 E. Main St.

Morrison, IL 61270

Phone: (815) 772-2728

Fax: (815) 772-8134

Home: (815) 772-8717

Mobile: (815) 631-6115

Email: kenny@kenkoprealty.com

Website: www.kenkoprealty.com

TAXES & PROPERTY DESCRIPTION

WHITESIDE COUNTY PARCELS

<u>PARCEL NUMBERS:</u>	<u>ACRES:</u>	<u>(2007/Payable 2008)</u> <u>ASSESSED VALUE:</u>	<u>TAXES:</u>
11-00-000-005	5.76	Land \$ 202	\$ 18.74
11-25-401-001	53.20	Land \$6,136	\$569.38
TOTALS	58.96	\$6,338	\$588.12

This property contains 66.96 acres according to the Whiteside County Supervisor of Assessments Office. This entire tract lies within the banks of the Rock River. A portion of the land is exposed as 2 islands, one being directly across the channel from the Marina. Recreational use of the islands has never been exploited for hiking trails, private picnic grounds, etc. The river frontage is on the widest spot in the Rock River from source to mouth. It is one of the largest bodies of recreational water West of Chicago for power boating, waterskiing, canoeing, fishing and hunting. The only access to this property is by boat.

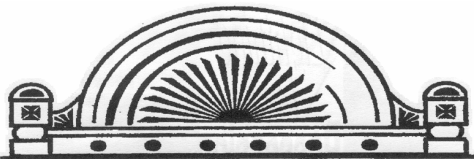
The brief legal description is as follows:

E.H. 10 IN ISLAND R.R. (SUBJ TO OVERFLOW) SW & SE SEC 25 TWP 21 RNG 7

S R R LOTS 1-2 & 3 (SUBJ TO OVERFLOW) SE SEC 25 TWP 21 RNG 7

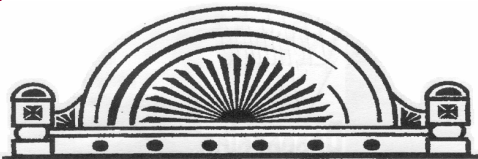
ISLAND NO. IN R R (SUBJ TO OVERFLOW) SW & SE SEC 25 TWP 21 RNG 7

This is a unique property and therefore bare in mind that the properties need to adhere to Lee County Zoning Ordinances, Plat Act Rules, and attorney reviews by both buyer and seller prior to closing.



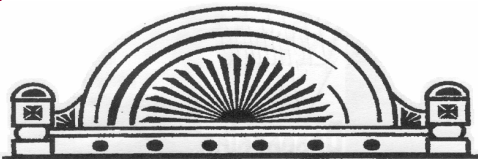
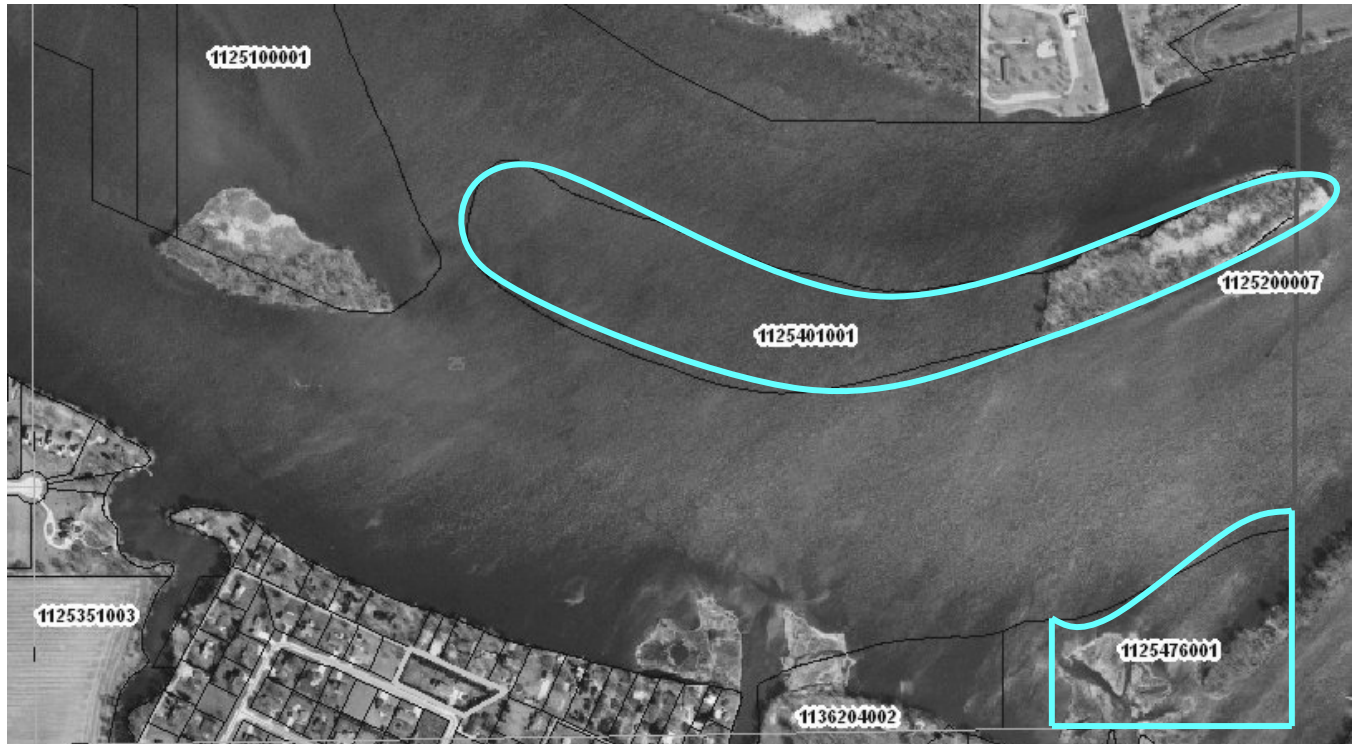
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PROPERTY PICTURES



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WHITESIDE COUNTY ASSESSOR'S TAX MAP



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PLAT MAP



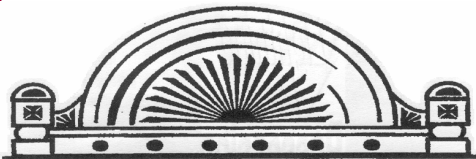
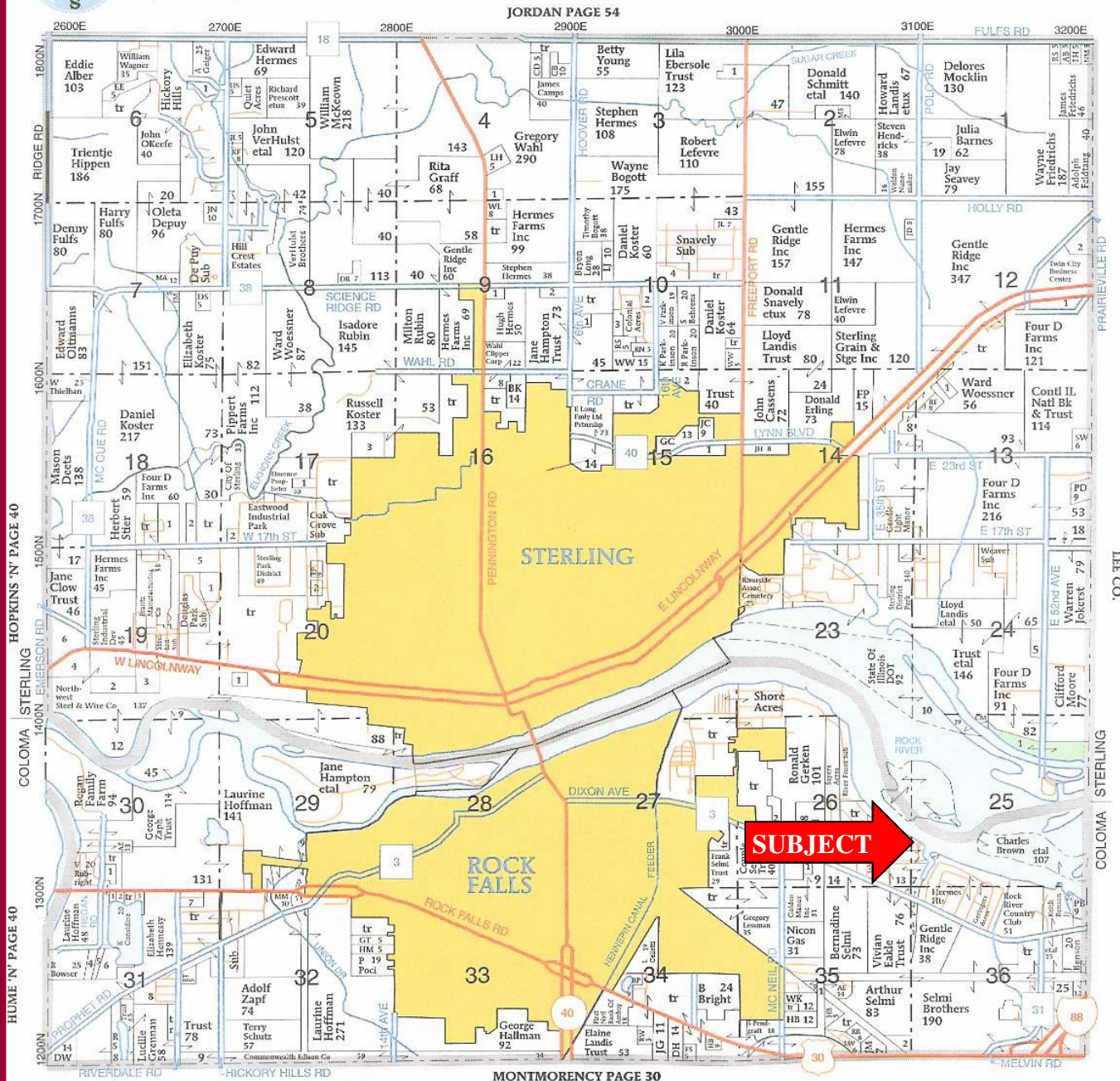
STERLING/COLOMA PLAT

WHITESIDE COUNTY, ILLINOIS
(Landowners)

T-21-N ♦ R-7-E

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See Page 66 For Additional Names.



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