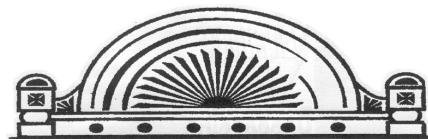


Newman 12+/- Acres
\$5,000/Acre
Pt. of Sec. 19, Union Grove TWP
Morrison, IL 61270
MLS#KKR5361



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

Comments

Road of Access: Fenton and Kenton
City: Morrison
School District: Morrison
County: Whiteside
Township: Union Grove
Lot Size: 12 +/- acres
Avg. P.I.: 89.63

Great building lot. Listed at \$5,000 per surveyed acre. Road frontage on both Fenton and Kenton Road.

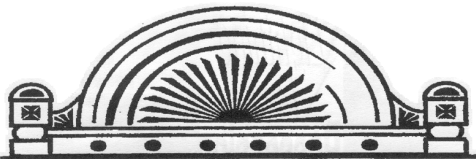
Real Estate Taxes

Parcel #08-19-400-011
Amount: \$1,125.44/2006*
Assessed Value: \$13,302
Tax Acres: 32.57
*This includes improvements and 32.57 acres and would need to be split.

Brief Legal

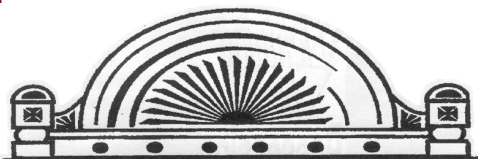
PT E 1/2 SE SEC 19 TWP 21 RNG 4

AGRIDATA AERIAL MAP



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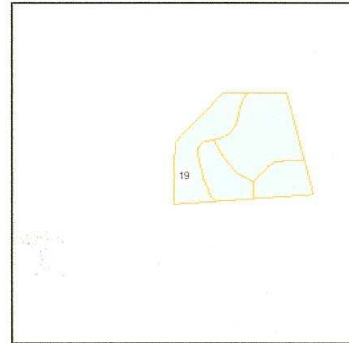
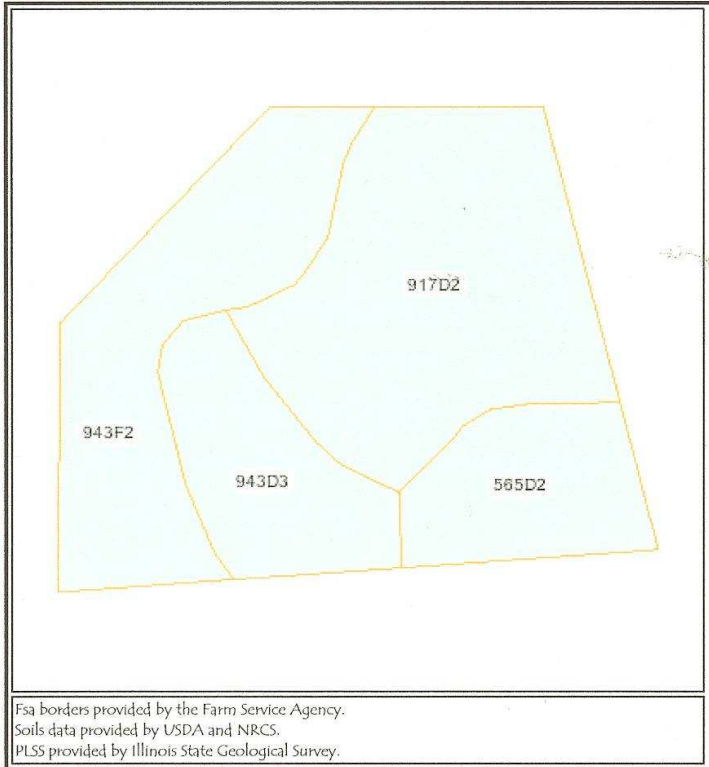
TAX AERIAL MAP



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SOIL MAP

Soils Map

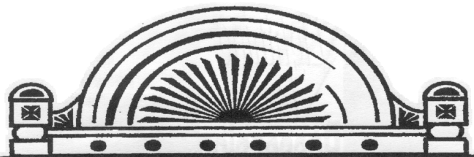


State: IL
County: Whiteside
Location: 19-21N-4E
Township: Union Grove
Acres: 12.2



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Brome-grass-alfalfa	Corn	Grass-legume hay	Grass-legume pasture	Oats	Orchardgrass-alfalfa hay	Soybeans	Winter wheat
917D2	Oakville-Tell complex, 10 to 18 percent slopes, eroded 89	4.8	39.3%	Vs	4.2	0	2.9	4.2	0	2.9	0	0
943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded 78	3.6	29.5%	Vle	0	0	2.7	3.8	0	0	0	0
943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded 105	2.0	16.4%	Vle	0	0	3.0	4.2	0	0	0	0
565D2	Tell silt loam, 10 to 18 percent slopes, eroded 100	1.8	14.8%	IVe	0	119	3.0	4.3	60	0	39	47
Avg P.I. 89.63		Weighted Average			1.7	18	2.9	4.1	9	1.1	6	7



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PLAT MAP



UNION GROVE PLAT

T-21-N ♦ R-4-E

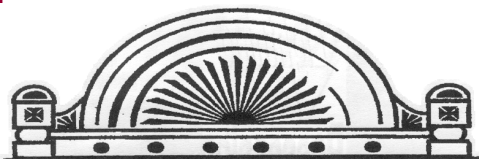
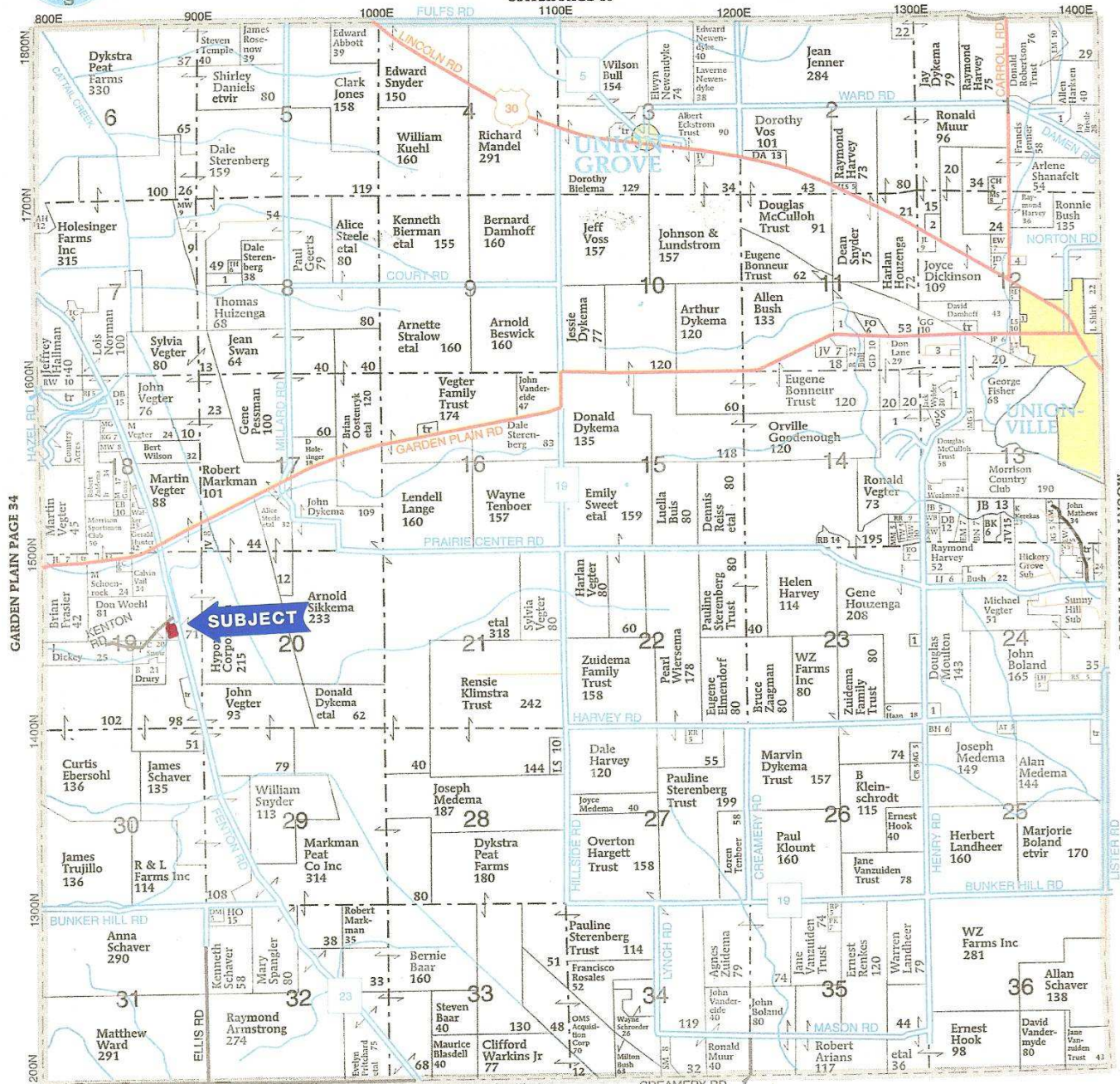
WHITESIDE COUNTY, ILLINOIS

© Farm & Home Publishers, Ltd.

(Landowners)

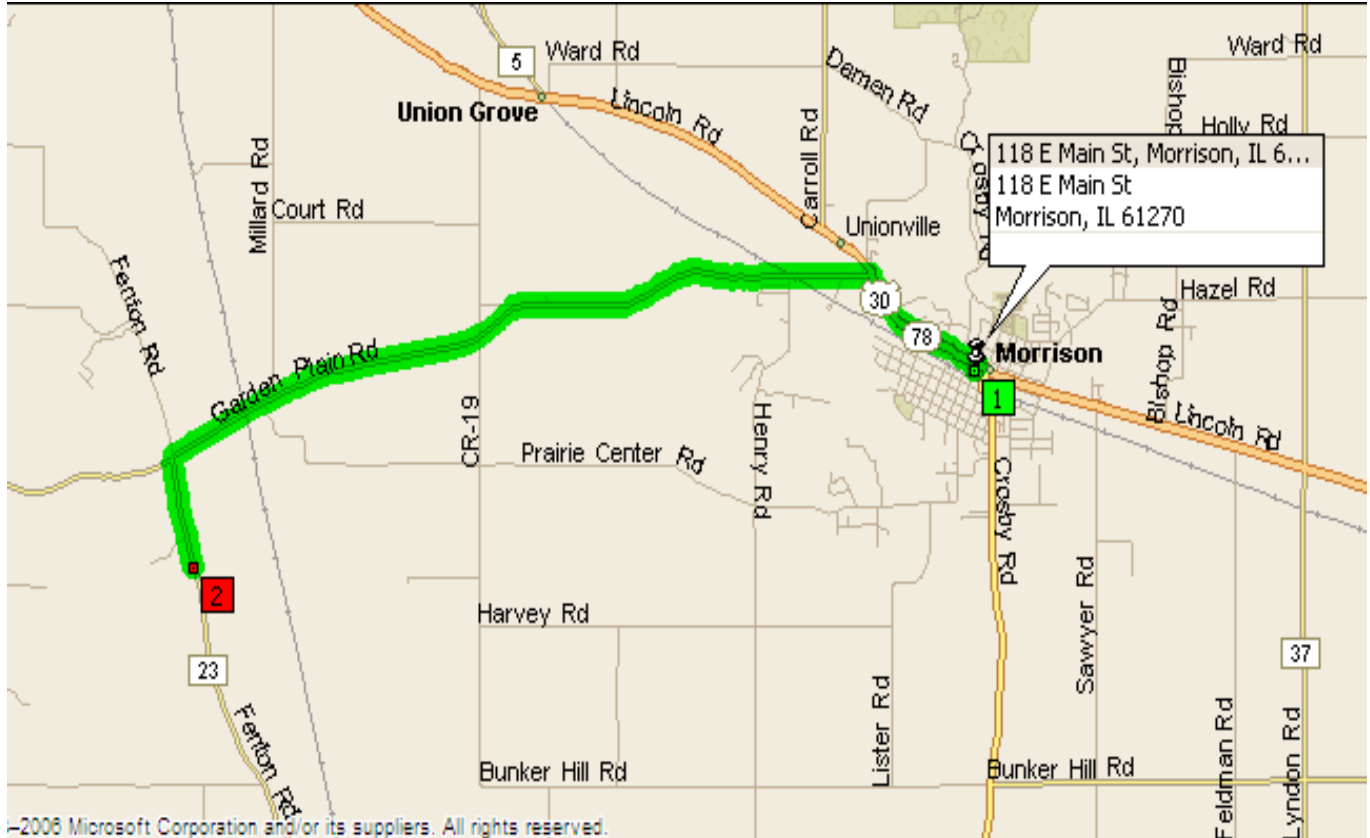
See Page 66 For Additional Names.

USTICK PAGE 48

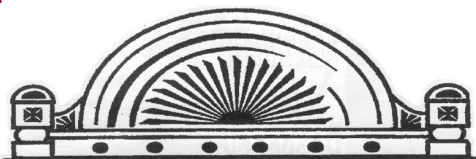


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LOCATION MAP



Directions: From Route 30 in Morrison turn west onto Garden Plain Road. Turn left (south) onto Fenton Road. Look for Realty signs.



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