

Brown's Islands

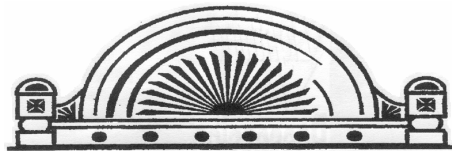
93 +/- Acres

\$60,000

KKR8042



Information thought to be accurate but not warranted.



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TAXES & PROPERTY DESCRIPTION

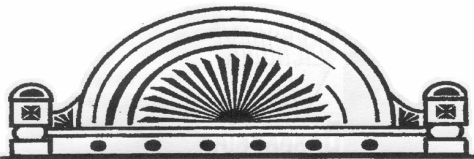
WHITESIDE COUNTY PARCELS

<u>PARCEL NUMBERS:</u>	<u>ACRES:</u>	<u>(2007/Payable 2008)</u> <u>ASSESSED VALUE:</u>	<u>TAXES:</u>
11-25-100-001	46.35	Land \$4,304	\$345.60
11-26-226-002	46.75	Land \$4,800	\$385.44
TOTALS	93.1	\$9,104	\$731.04

This property contains 93.1 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.

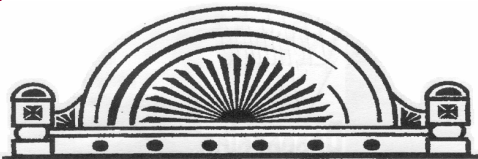
The brief legal description is as follows: LTS 3-4-5-7-9-10-11&12 TWP 21 RNG 7 & LTS17-18-19-21-22 ON ISLAND SEC 25 & 26 TWP 21 RNG 7

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



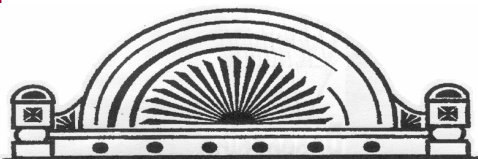
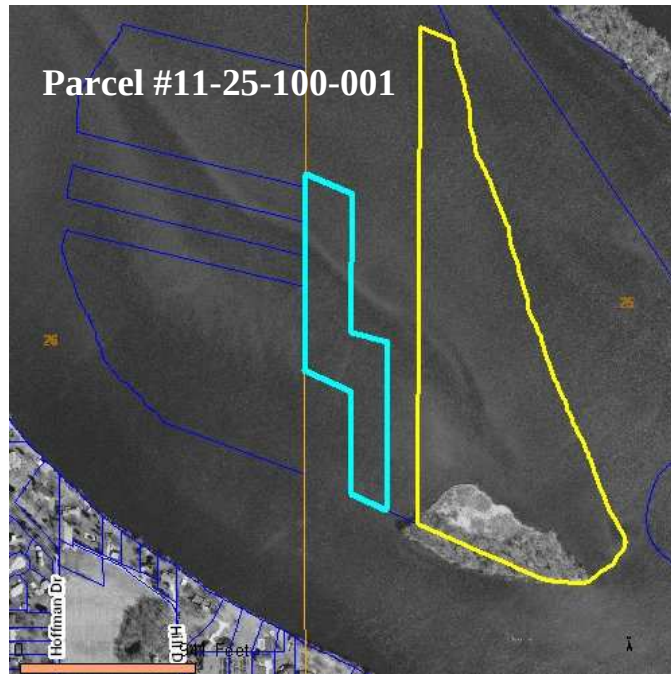
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PROPERTY PICTURES



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WHITESIDE COUNTY ASSESSOR'S TAX MAP



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PLAT MAP

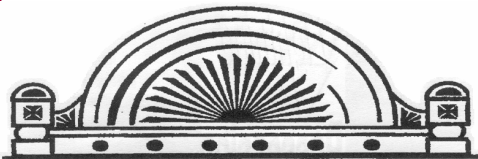
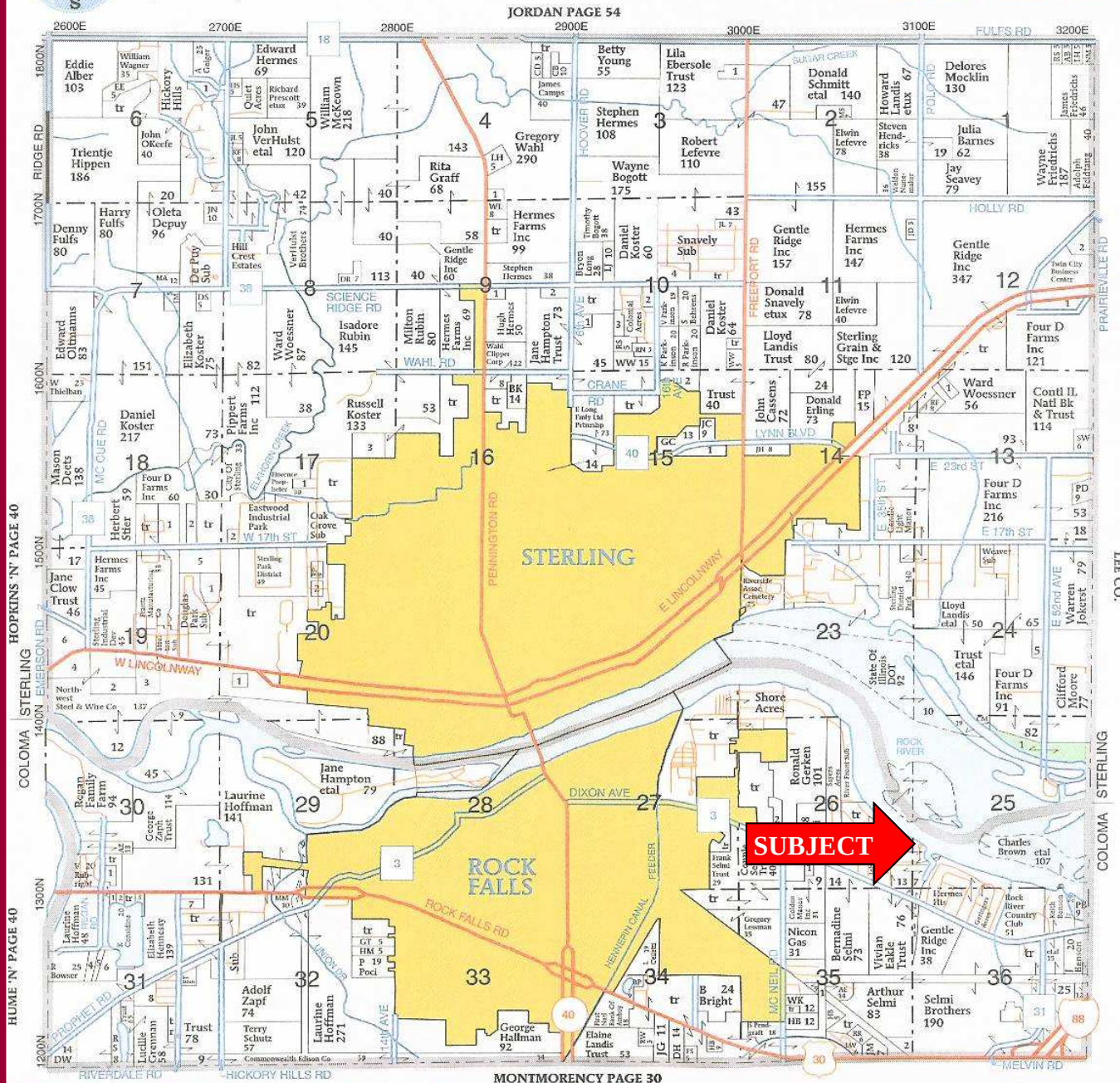


WHITESIDE COUNTY, ILLINOIS
(Landowners)

T-21-N ♦ R-7-E

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See Page 66 For Additional Names.



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