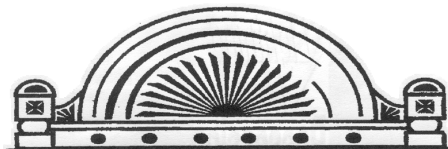


GAIL ROGERS TRUST
79.4 +/- ACRES
\$5,800/SURVEYED ACRE OR
\$460,520
MLS # KKR9038



Information thought to be accurate but not guaranteed.

Kenneth W. Kophamer Realty



Ken Kophamer
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Salient Facts



Kenneth W. Kophamer

Road of Access: Spring Valley Road
City: Morrison
School District: Morrison
County: Whiteside
Township: Clyde
Total Acres: 79.4 +/- Acres
Tillable Acres: 75.46
Average P.I.: 119

2008 Real Estate Tax Information

Parcel #03-17-200-005
Amount: \$309.10
Assessed Value: \$3,598
Acres: 39.39
Brief Legal: PT SW NE SEC 17 TWP 22 RNG 5

Parcel #03-17-100-003
Amount: \$545.86
Assessed Value: \$6,354
Acres: 40
Brief Legal: SE NW SEC 17 TWP 22 RNG 5

Total Taxes: \$854.96
Total Assessed Value: \$9,952
Total Tax Acres: 79.39

Comments

79.4 +/- acres in Clyde township. Listed for \$5,800/surveyed acre. Mostly tillable.

Crop Information:

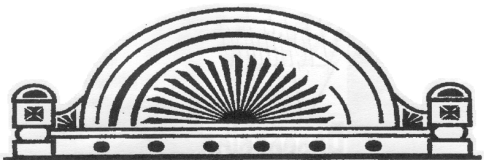
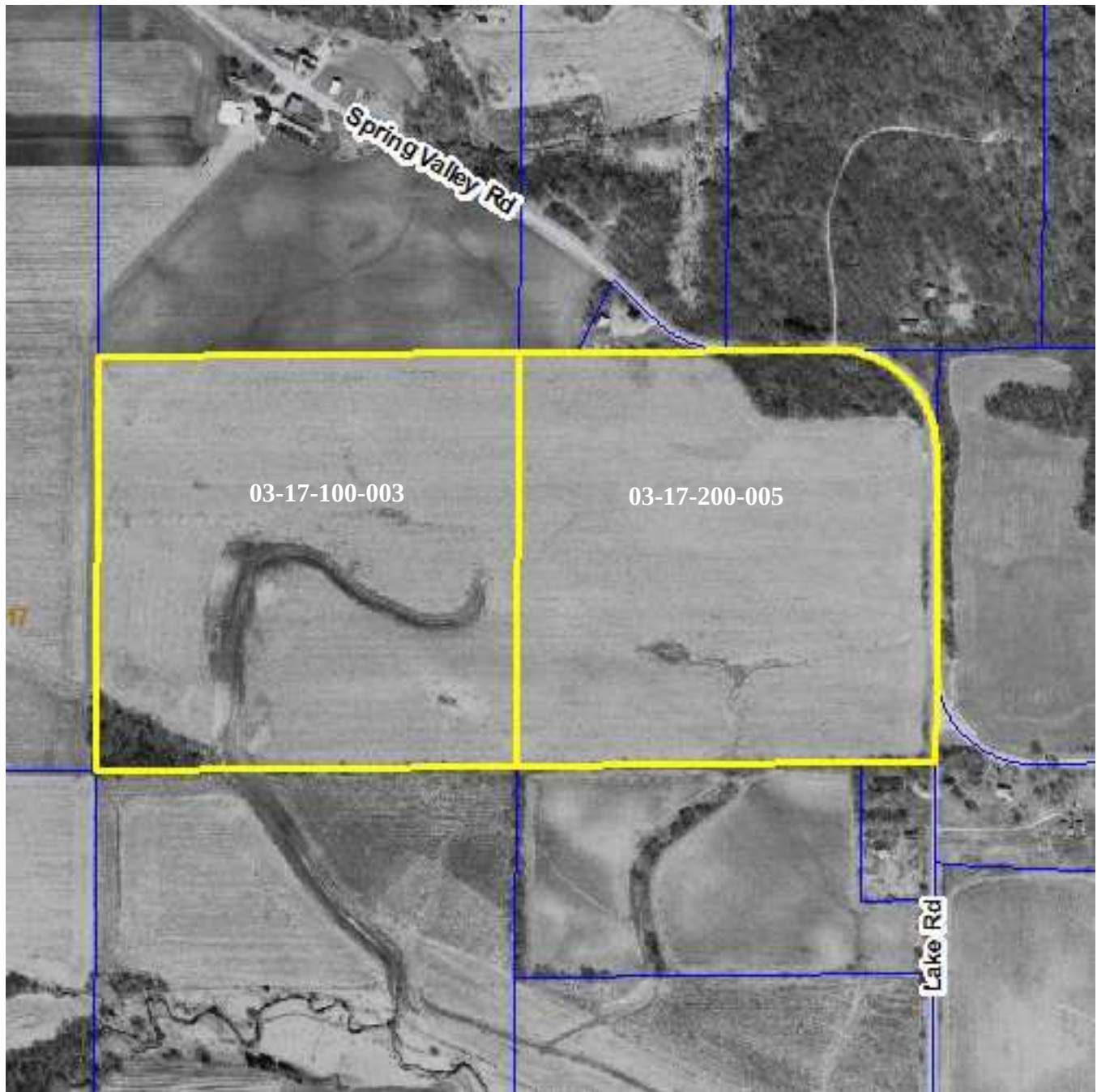
<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>
Wheat	11.1	40
Corn	56.4	107
Soybeans	8.0	44

Total Base Acres: 75.5

Cash Rent information:

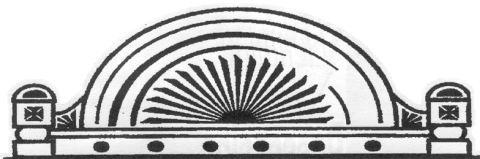
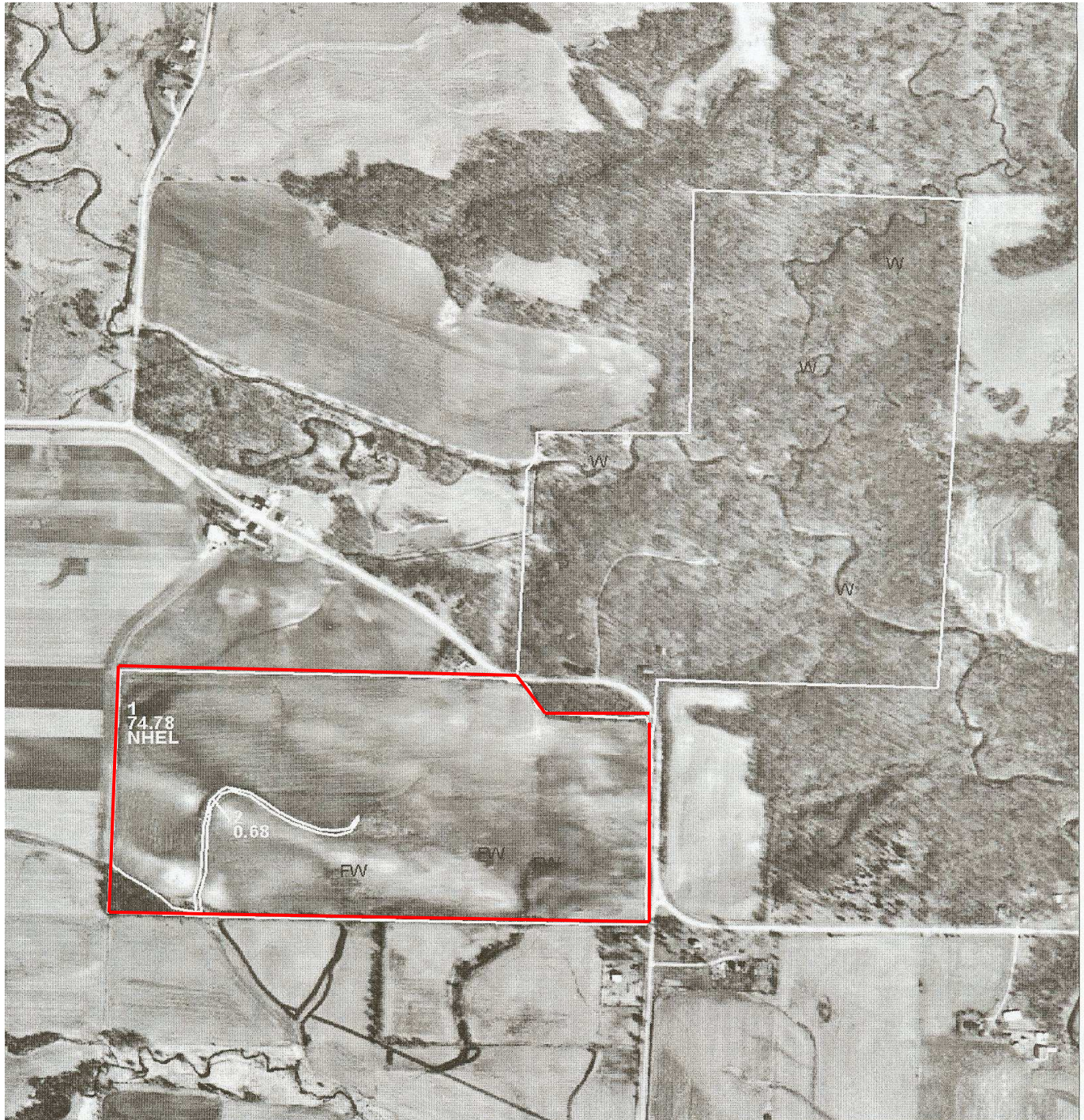
Expected cash rent would be \$200/tillable acre making the annual payment \$15,092.

TAX MAP



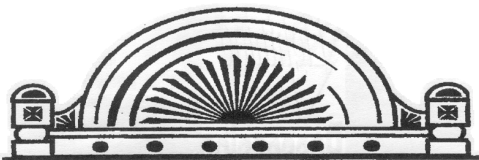
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FSA MAP



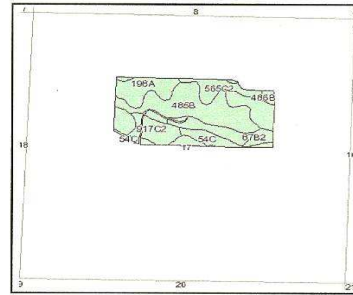
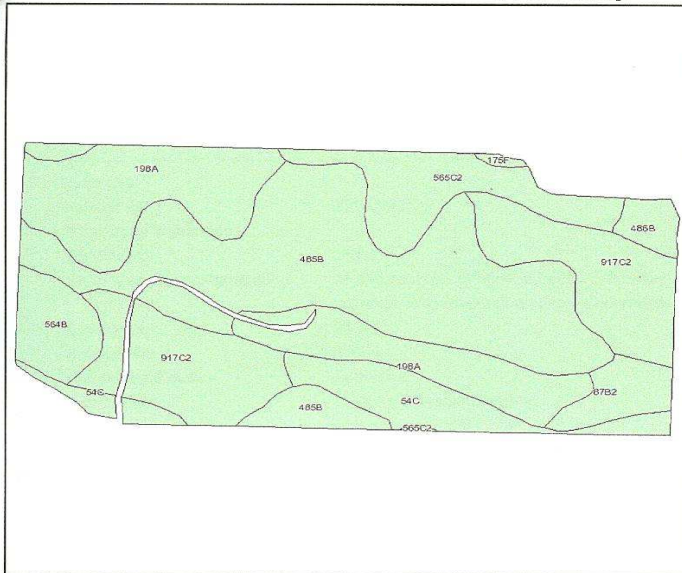
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AGRIDATA AERIAL



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SOIL MAP AND INFORMATION



State: **Illinois**
 County: **Whiteside**
 Location: **017-022N-005E**
 Township: **Clyde**
 Acres: **74.8**



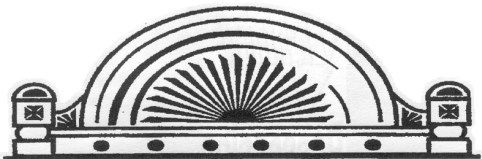
Maps provided by:
surety
 ©AgriData, Inc 2008
 www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Non-Irr Class		Corn	Grass legume hay	Grass legume pasture	Oats	Orchardgrass alfalfa hay	Soybeans	Winter wheat
485B	Richwood silt loam, 2 to 5 percent slopes	26	34.8%	Ile	3510	166	5.8	8.5	91		51	63
198A	Elburn silt loam, 0 to 2 percent slopes	15.2	20.3%	I	2173.60	178	5.2	7.7	85		55	67
917C2	Oakville-Tell complex, 5 to 10 percent slopes, eroded	14.4	19.2%	Ve	1339.20		3.1	4.5		3.1		
565C2	Tell silt loam, 5 to 10 percent slopes, eroded	6.2	8.3%	Ille	644.80	127	3.3	4.8	64		42	50
54C	Plainfield sand, 6 to 12 percent slopes	5.9	8.0%	Vls	483.80		2.9	4.3				
564B	Waukegan silt loam, 2 to 5 percent slopes	3.3	4.4%	Ile	389.40	145	3.9	5.7	72		47	56
87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	2.4	3.2%	Ile	237.60	122	2.9	4.3	64		40	48
486B	Bertrand silt loam, 2 to 5 percent slopes	1.2	1.6%	Ile	135.60	140	3.5	5.1	72		45	54
175F	Lamont fine sandy loam, 18 to 35 percent slopes	0.2	0.3%	Vlle	0							
Weighted Average						117	4.5	6.6	60.6	0.6	36.5	44.5

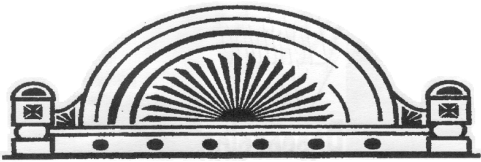
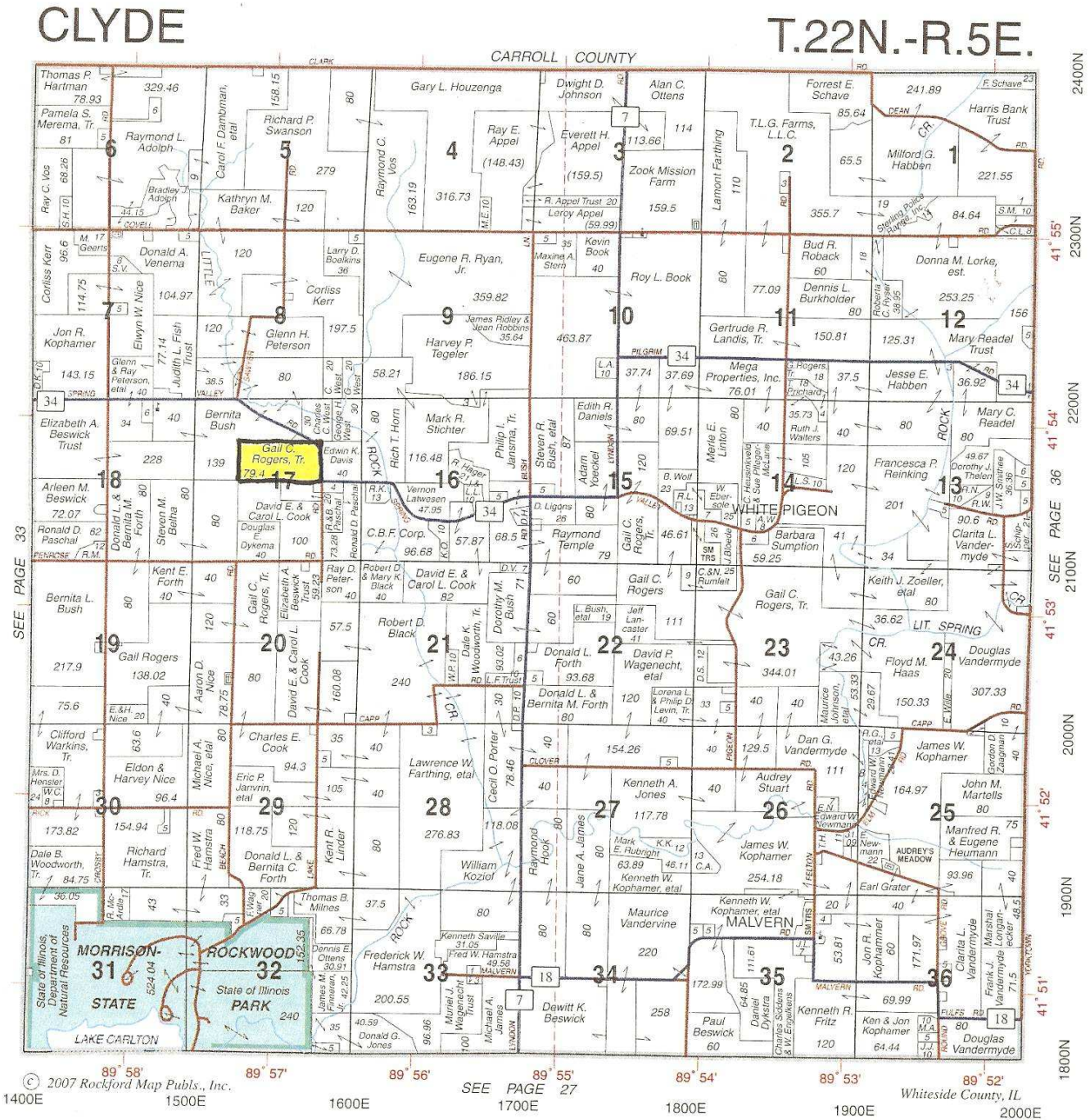
$$\text{Total} = 8914$$

$$\div 74.8 = \text{Avg PI} = \underline{\underline{119}}$$



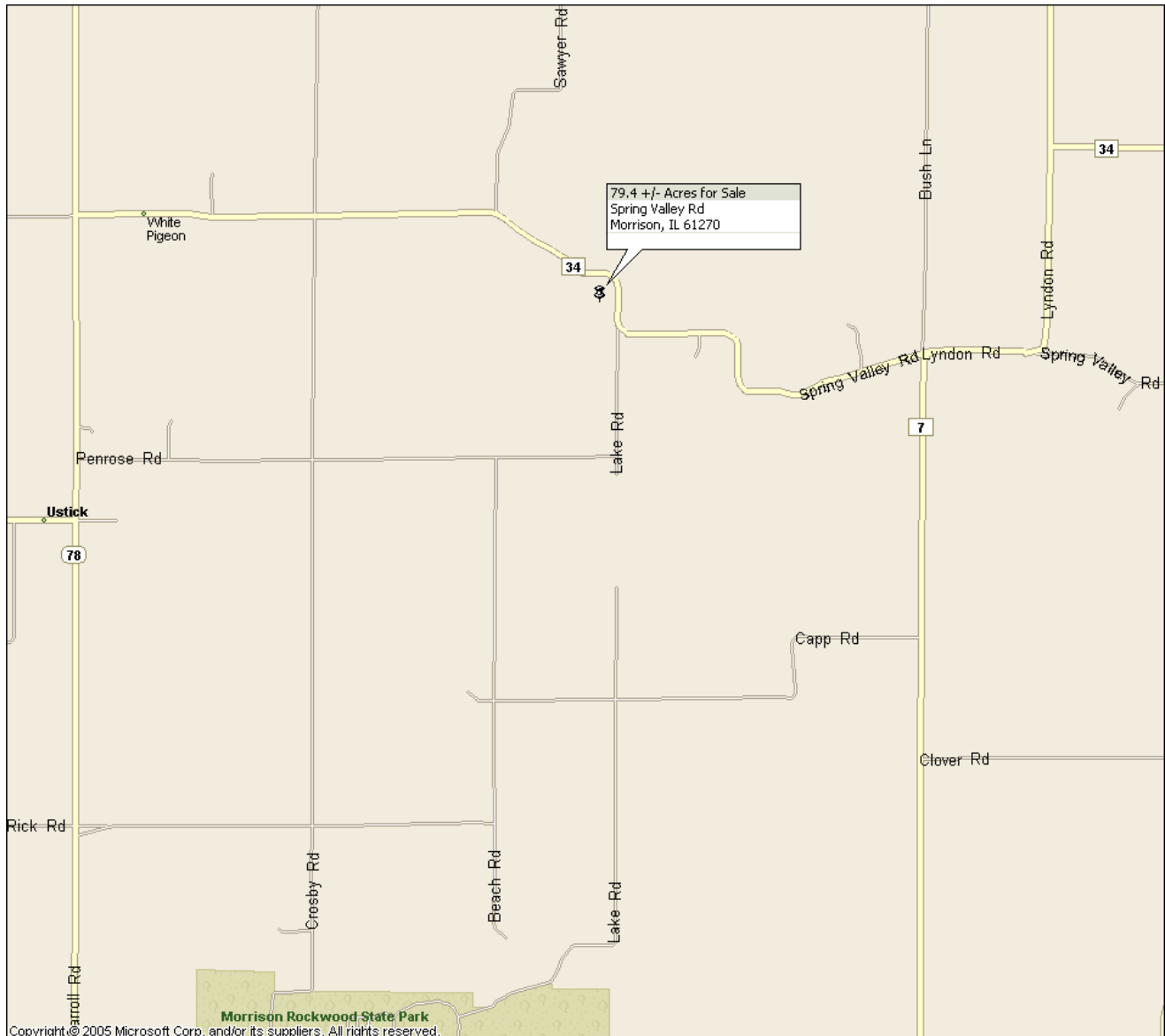
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PLAT MAP

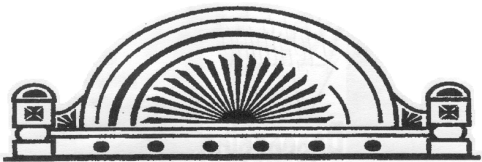


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LOCATION MAP



Directions: From Morrison going west on Route 30 go north on Route 78 (Carroll Road). Turn right on Spring Valley Road. Look for Realty signs.



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