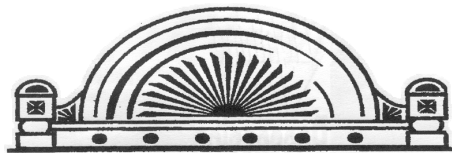


5 +/- ACRES FOR SALE
LOT #1 - Route 78 South
Morrison, IL 61270
\$39,000
MLS # KKR9000



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

118 E. Main St.
Morrison, IL 61270
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

Road of Access: Route 78 S (Crosby Rd)
City: Morrison
School District: Morrison
County: Whiteside
Township: Mount Pleasant
Lot Size: 5 Acres +/-
Zoned: Farmland

2007 Real Estate Taxes

Parcel #09-19-400-004*

Amount: \$100.34

Assessed Value: \$1,403

Acres: 41.20*

*Subject property to be split from 41.20 acre parcel.

Brief Legal: PT W OF RD (EX CODE 589)
PT S 1/2 SE SEC 19 TWP 21 RNG 5

Parcel #09-03-200-001*

Amount: \$51.32

Assessed Value: \$717

Acres: 24.27*

*Subject property to be split from 24.27 acre parcel.

Brief Legal: PT W OF HWY LOTS 3, 4 & 5
N 1/2 NE SEC 30 TWP 21 RNG 5

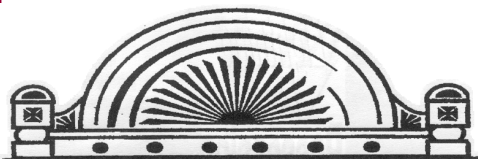
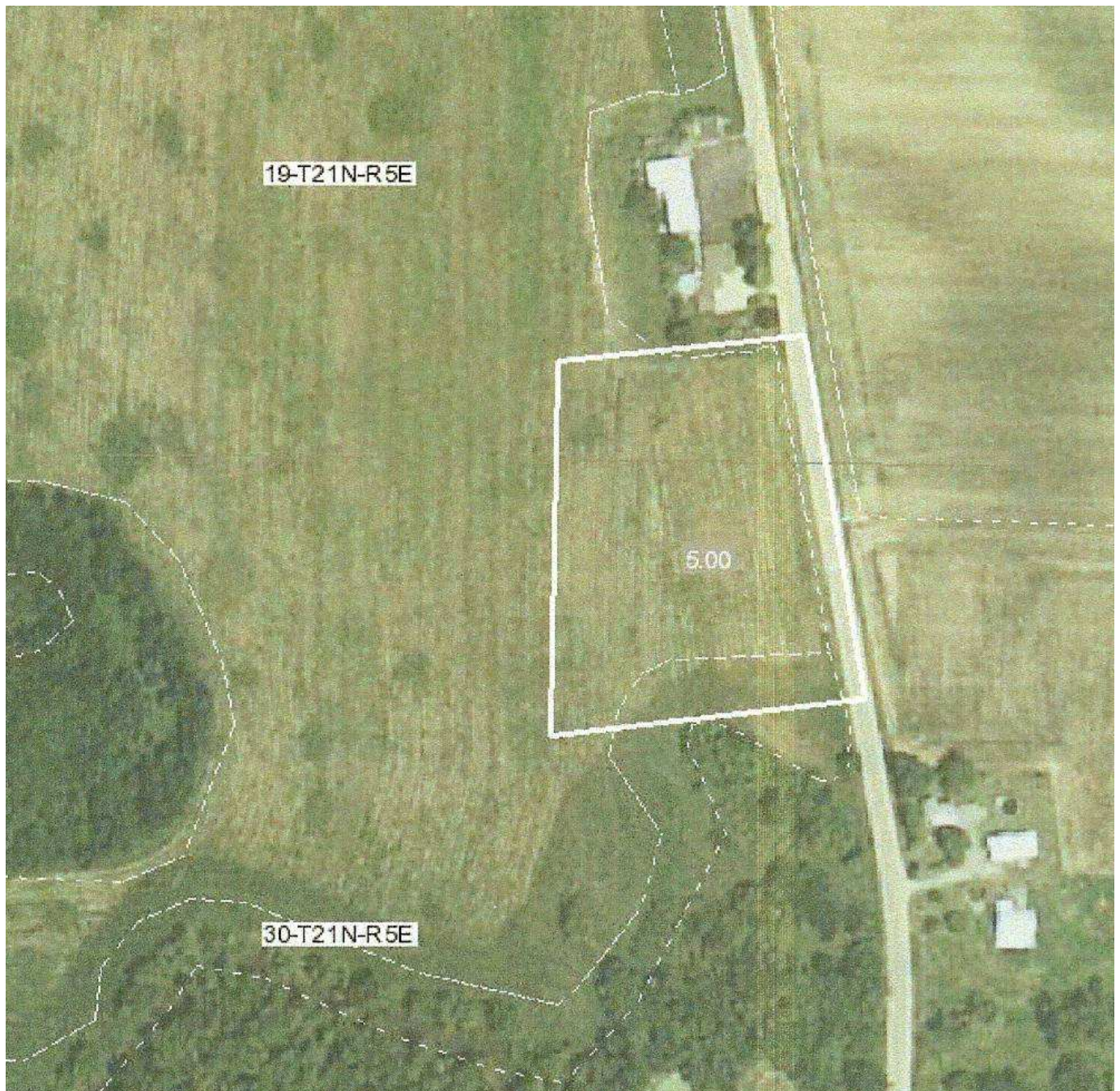
Comments

5 acre parcel for sale close to town on Route 78 South (Crosby Road). Within a mile of Junior High, Southside Elementary and High School. Great building site! An additional 5 acres is available **(KKR9001)** for \$49,000.

This listing is subject to the following:

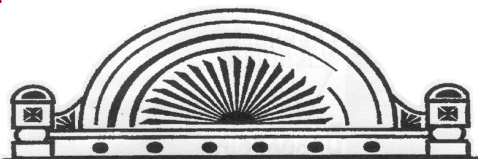
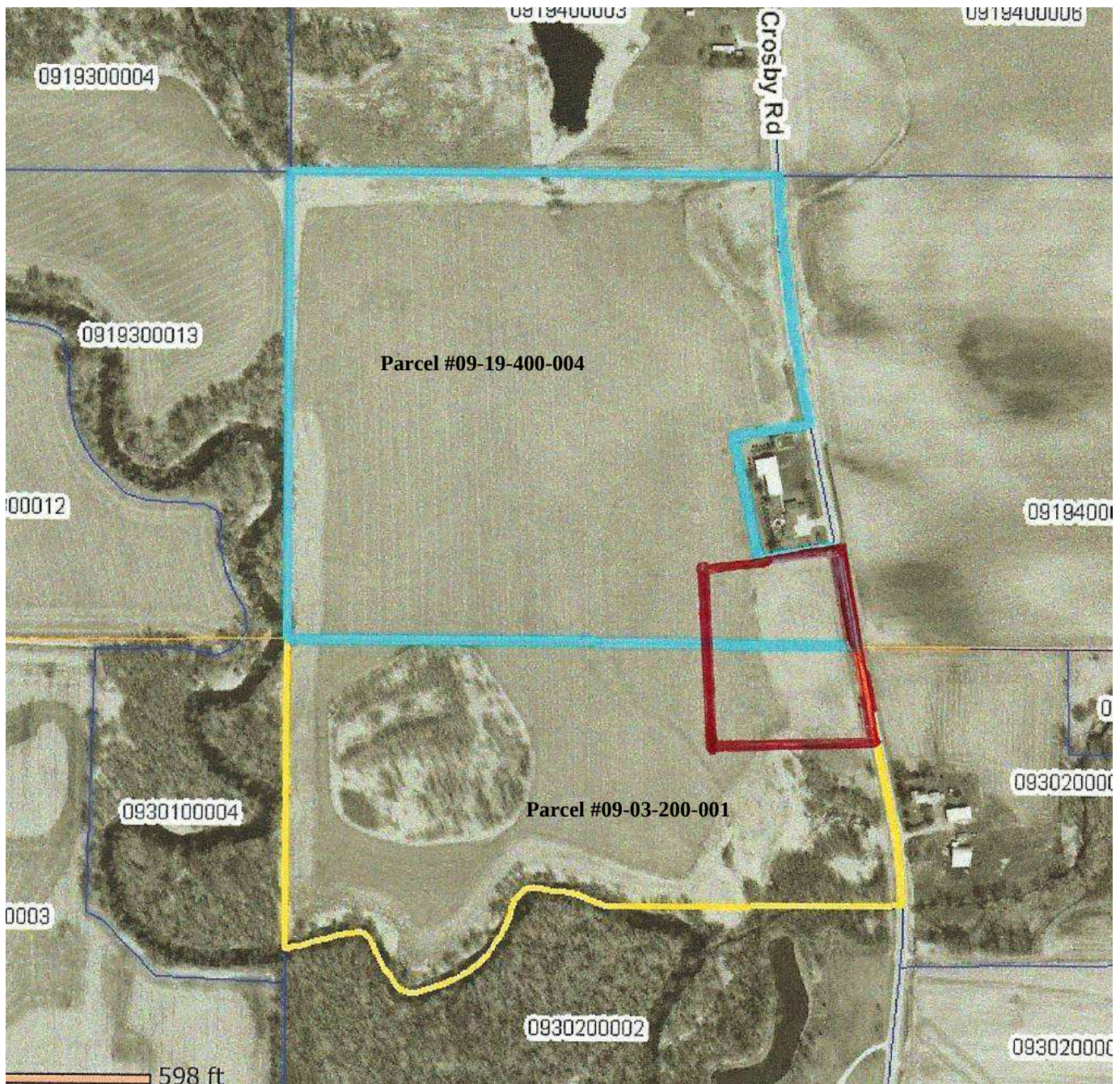
1. Subdivision plat approval
2. Elevation survey and building permits
3. Approval for driveway off Route 78

AGRIDATA AERIAL



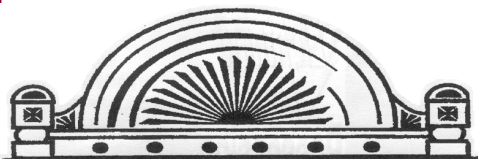
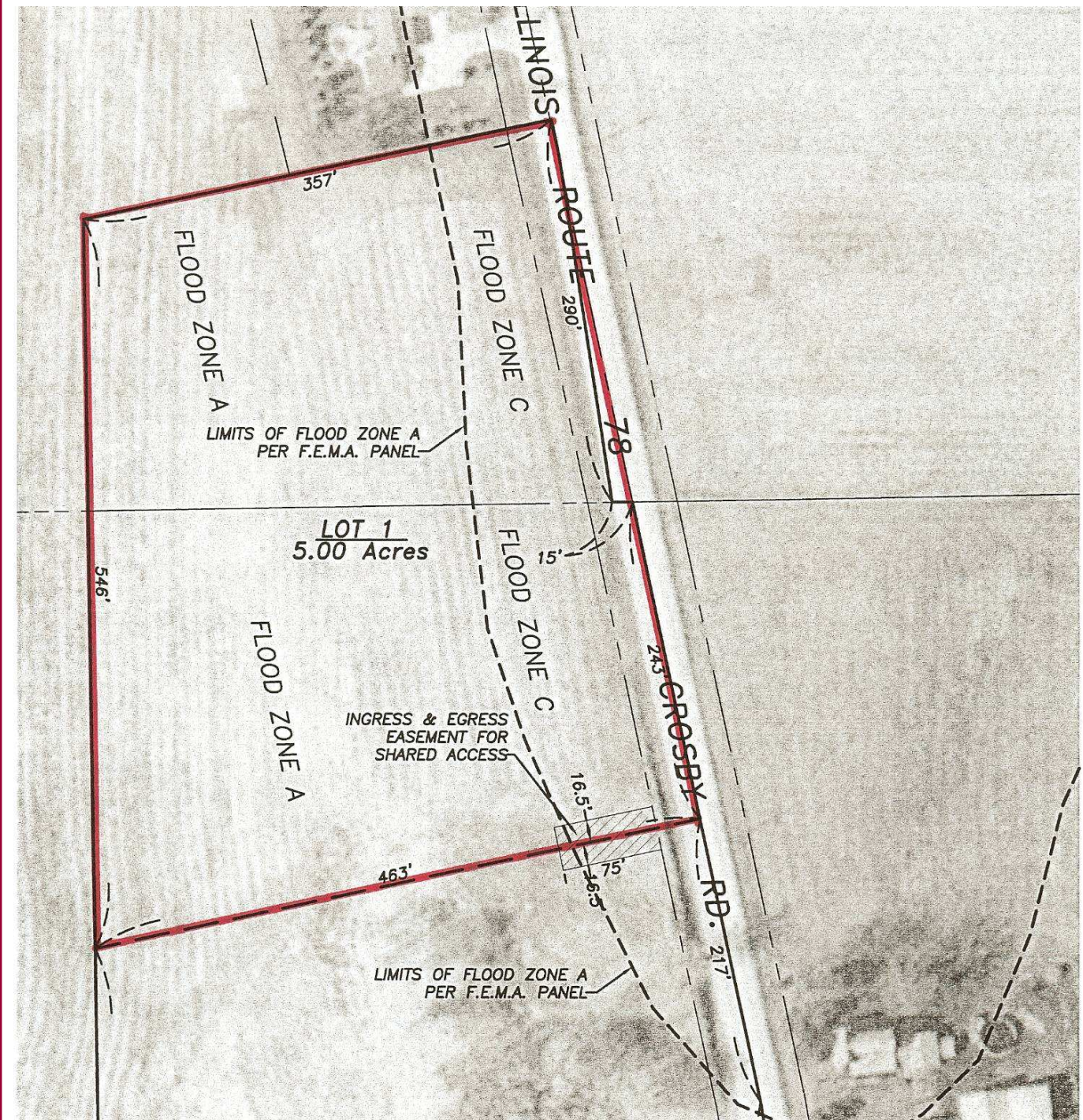
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TAX AERIAL



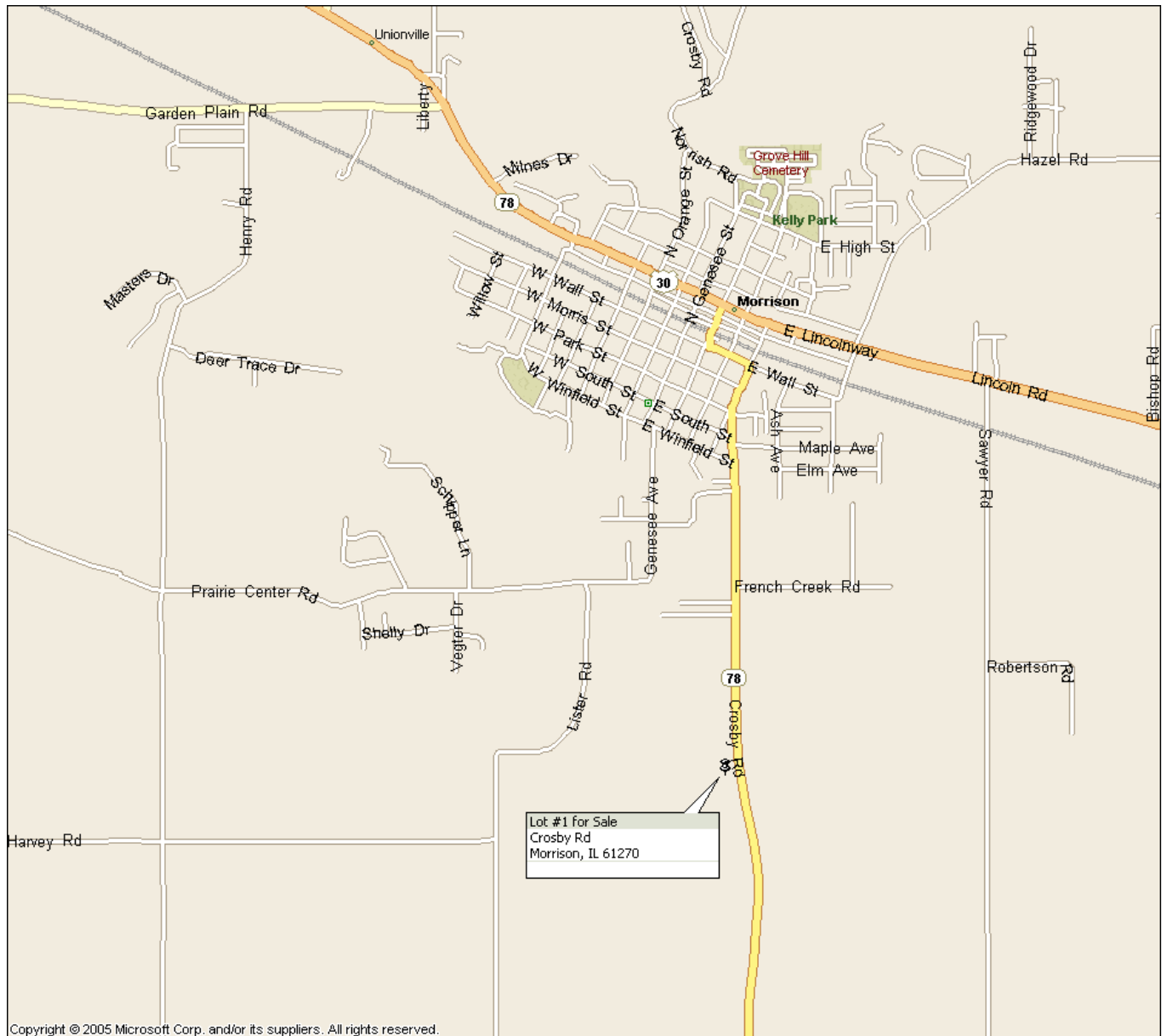
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PRELIMINARY SURVEY

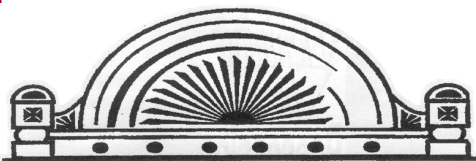


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LOCATION



Directions: Located on Route 78 South, approximately a mile outside of city limits.



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