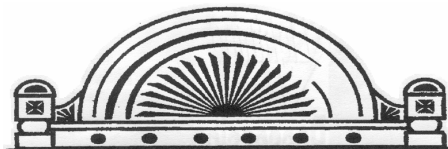


Klitz Lorke Home Farm CRP
44.157 Acres
\$4,000/Surveyed Acre
Pt. of Sec. 12 of Clyde Township
Whiteside County
KKR5285



Information thought to be accurate but not guaranteed.

Kenneth W. Kophamer Realty



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Morrison, IL 61270
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Email: kenny@kenkoprealty.com
Website: www.kenkoprealty.com

Salient Facts



Kenneth W. Kophamer

Road of Access: Covell Road
City: Sterling
School District: Sterling
County: Whiteside
Township: Clyde
Total Acres: 44.157 Acres
CRP Acres: 44.157 Acres
Average P.I.: 103

CRP Acres: 44.157

CRP Payment: \$5,917.04

2007 Real Estate Tax Information

Parcel #03-12-100-002

Amount: \$66.48 (Prorated from larger parcel)

Assessed Value: \$690 (Prorated from larger parcel)

Acres: 28 (Estimated; total parcel is 30 acres)

Brief Legal: E 3/4 NW NW SEC 12 TWP 22
RNG 5

Parcel #03-12-100-004

Amount: \$4.41 (Prorated from larger parcel)

Assessed Value: \$46 (Prorated from larger parcel)

Acres: 0.5 +/- (Estimated; total parcel is 9.99 acres)

Brief Legal: E 1/4 SW NW SEC 12 TWP 22
RNG 5

Parcel #03-12-100-006

Amount: \$88.23 (Prorated from larger parcel)

Assessed Value: \$915 (Prorated from larger parcel)

Acres: 15.657 +/- (Estimated; total parcel is 74.52 acres)

Brief Legal: E 1/2 NW SEC 12 TWP 22 RNG 5

TOTAL TAXES: \$159.12

TOTAL ASSESSED VALUE: \$1,651

TOTAL ACRES: 44.157

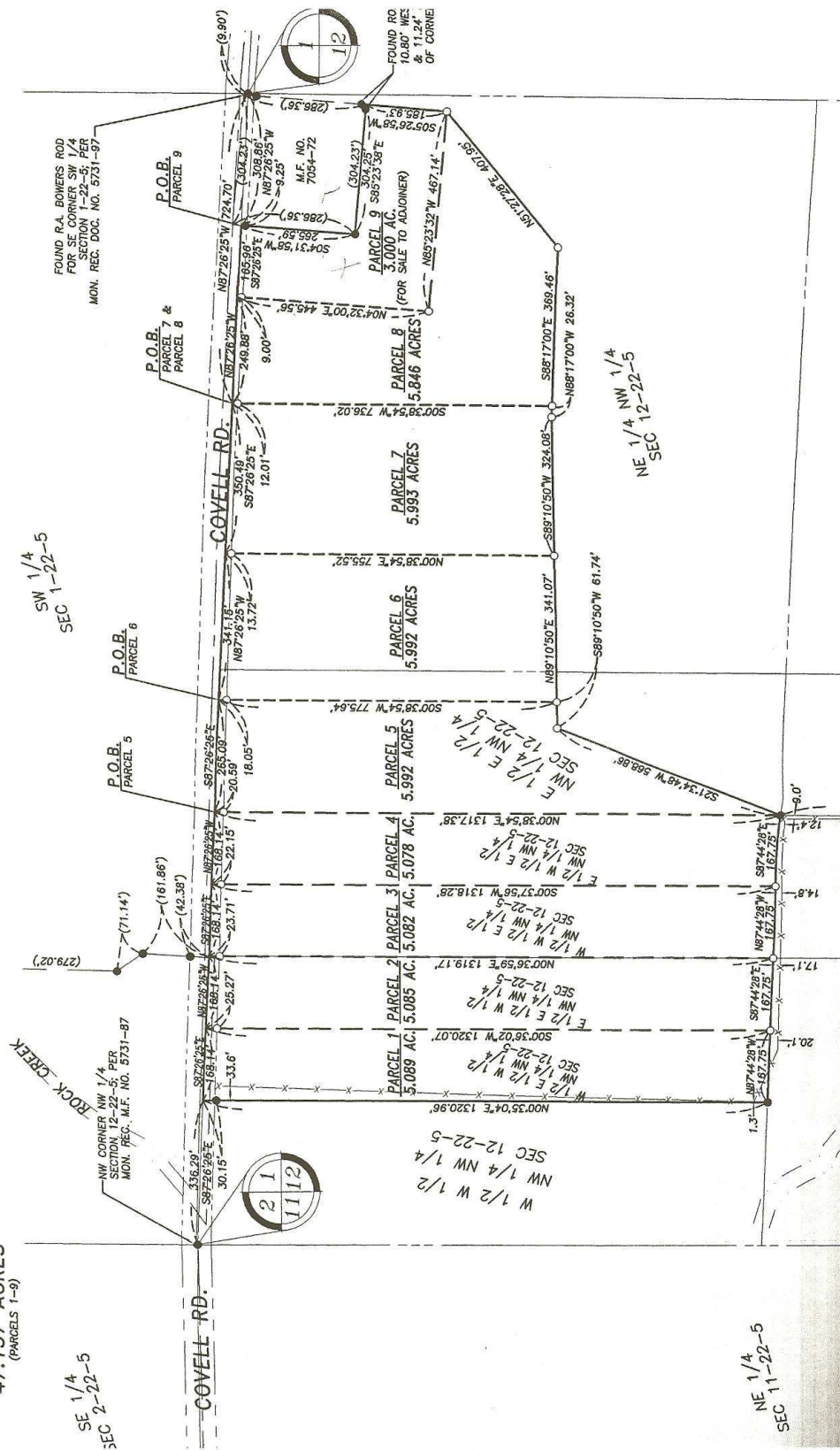
Comments

44.157 Acres for sale in Clyde township. All acreage is in the CRP program with an annual payment of \$5,917.04. 1.1 Acres are in CRP program until 2013. 17.9 Acres are in CRP until 2013. 19.11 Acres are in CRP until 2018. Listed at \$4,000 per acre.

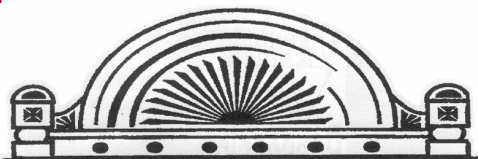
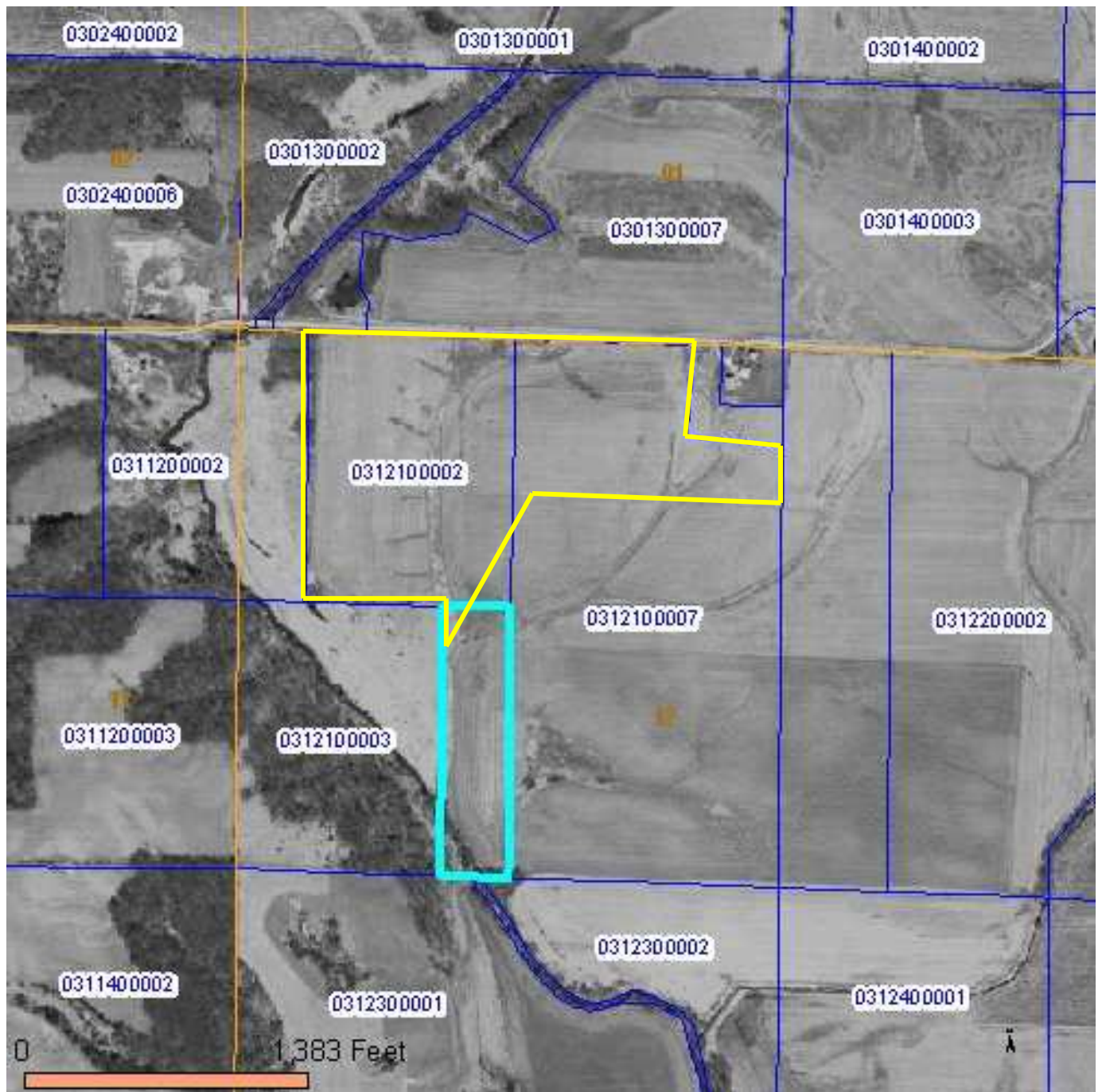
Soil types include: Fayette silt loam, Rozetta silt loam, Seaton silt loam, Orion silt loam and Seaton-Timula silt loam.

***Seller is related to Realtor.**

TOTAL AREA
47.157 ACRES
(PARCELS 1-9)

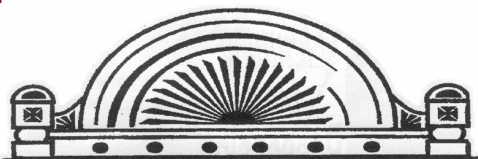
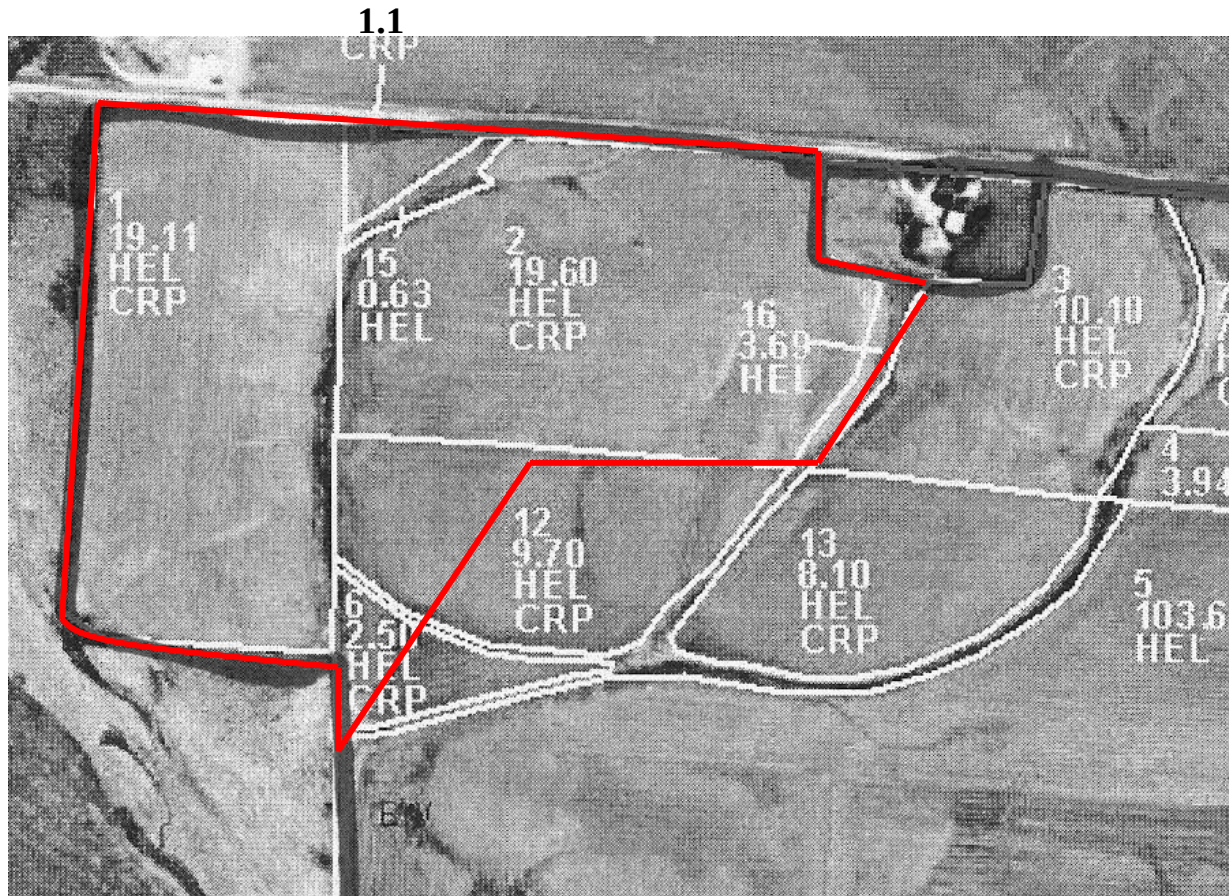


AERIAL TAX MAP



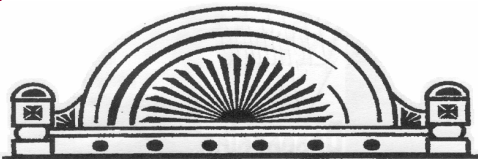
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FSA MAP



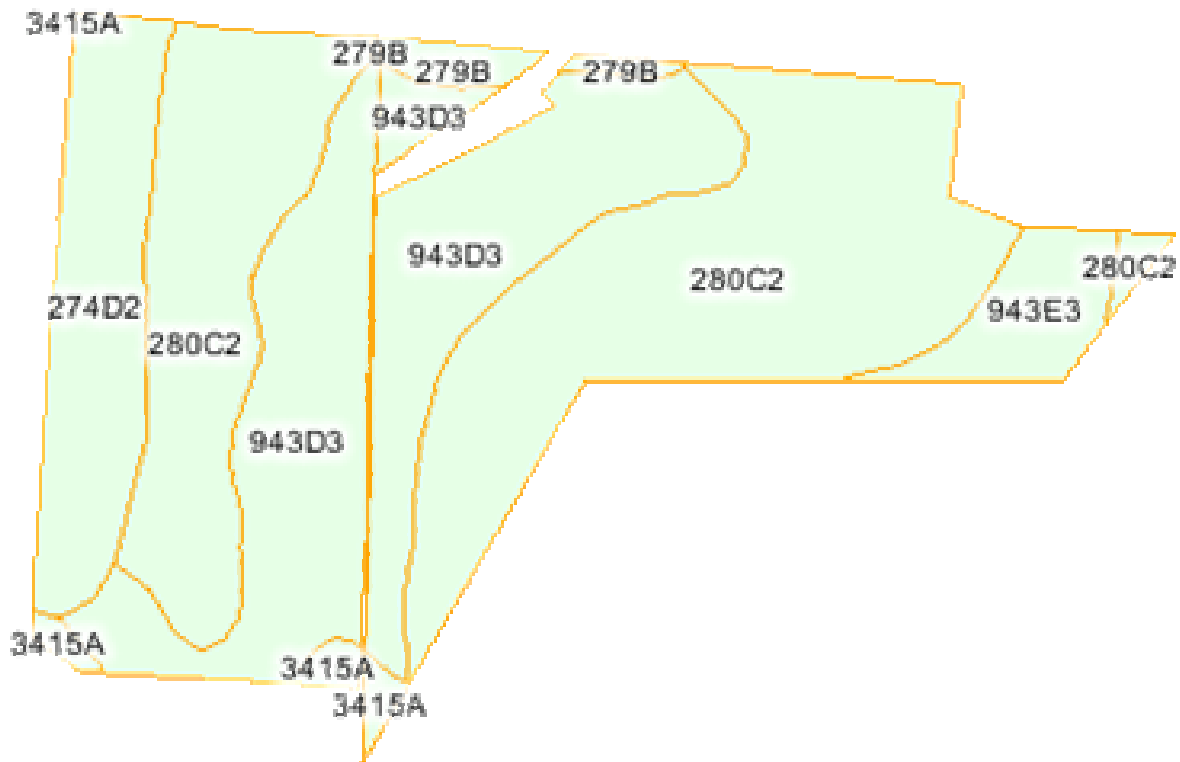
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AGRIDATA AERIAL



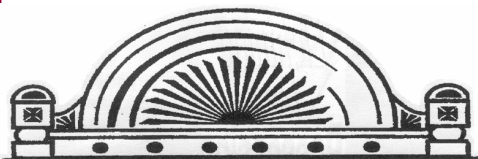
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OTHER SOIL MAP



Soil #	Soil Name	Acres	PI	TOTAL
274D2	Seaton, silt loam	5.0	107	535.0
279B	Rozetta, silt loam	0.8	119	95.2
280C2	Fayette, silt loam	18.3	113	3,096.2
943D3	Seaton-Timula	13.0	89	1,210.4
943E3	Seaton-Timula	1.9	80	320.0
3415A	Orion, silt loam	0.6	131	157.2
		39.6		5,414.0

Average PI: 104

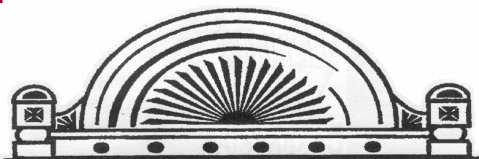
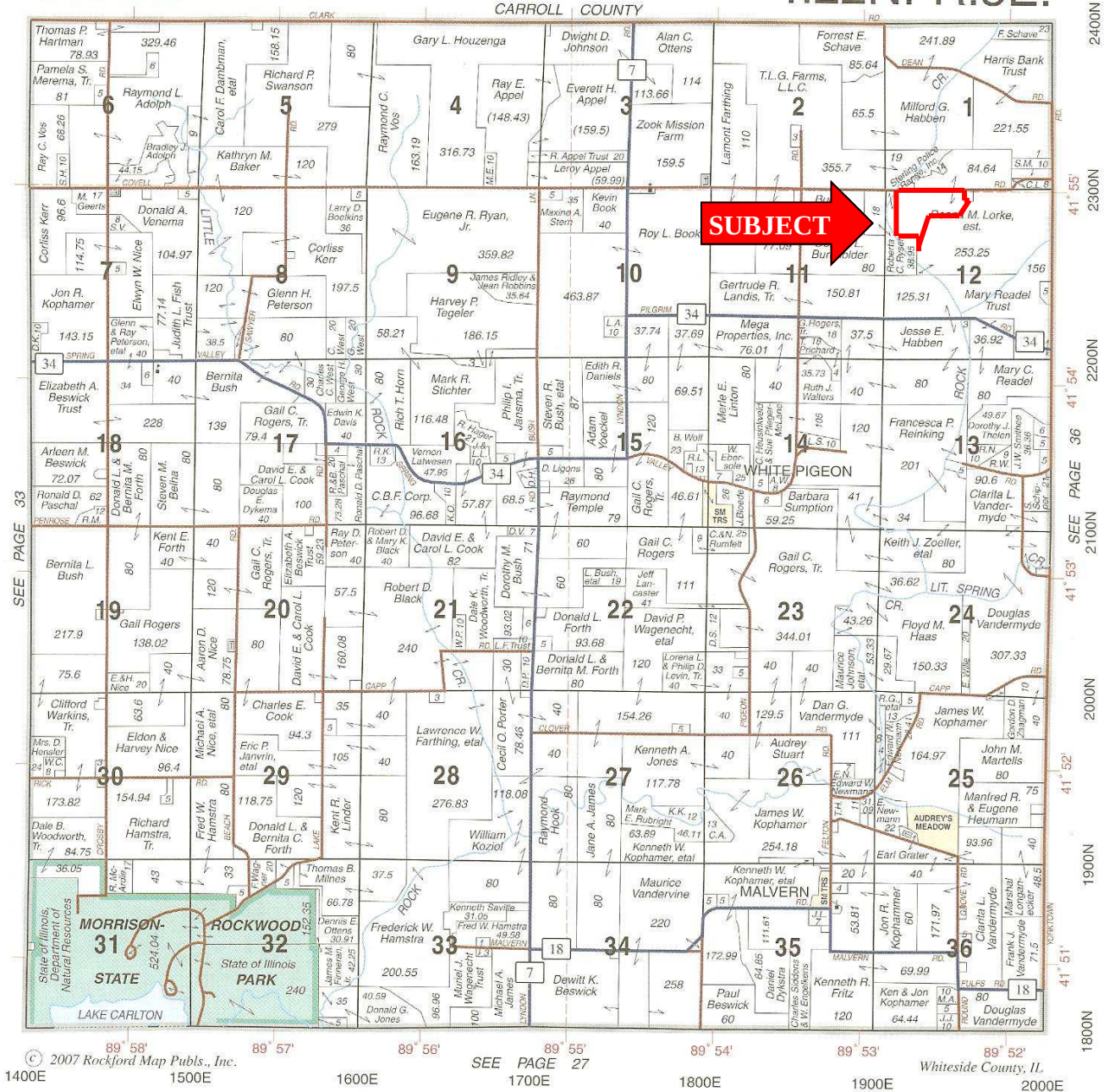


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PLAT MAP

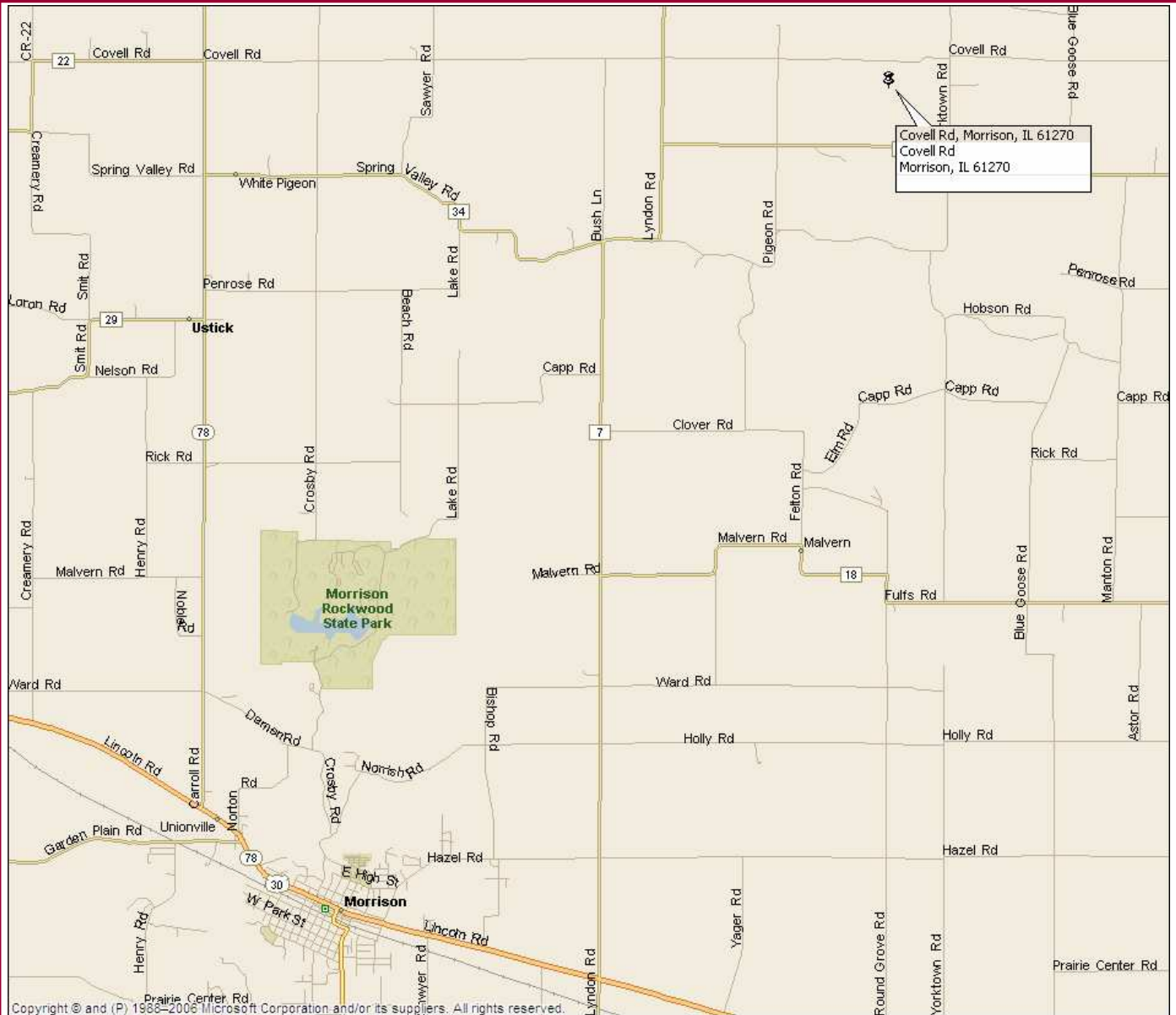
CLYDE

T.22N.-R.5E.

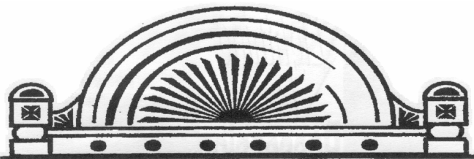


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LOCATION MAP



Directions: From Morrison take Route 30 east to Lyndon Road. Follow the curves to the right and then left. Pass Pilgrim Road on the right and take the next right which is Covell Road. The property is 1/2 east of Pigeon Road on the south side of Covell Road.



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