

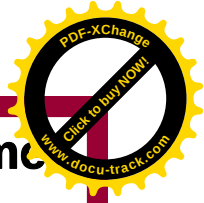
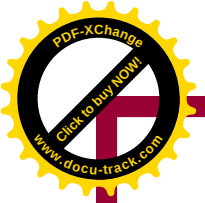
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Wells Trust 9 Acre Parcel #1
Pt. of Sec. 23 in Clyde Twp.
Pigeon Road, Morrison, IL



FOR SALE
9 Acres +/-
\$7,000 Per Acre

117 E. Main St.
Morrison, IL 61270
Phone: (815) 772-2728
Fax: (815) 772-8134
Mobile: (815) 631-6115
Website: www.kenkoprealty.com
Email: kenny@kenkoprealty.com



Salient Facts



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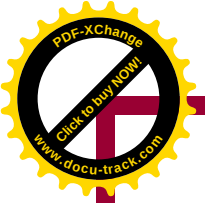
Road of Access: Pigeon Road
City: Morrison
School District: Morrison
Township: Clyde
County: Whiteside
Zoning: Agriculture
Section: 23
Total Acres: 9 +/-
CRP Acres: 19.1
CRP Rate: \$129.84 per acre

Real Estate Taxes

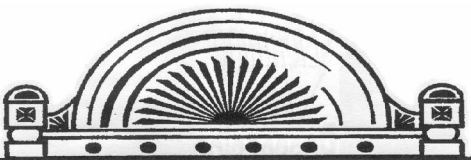
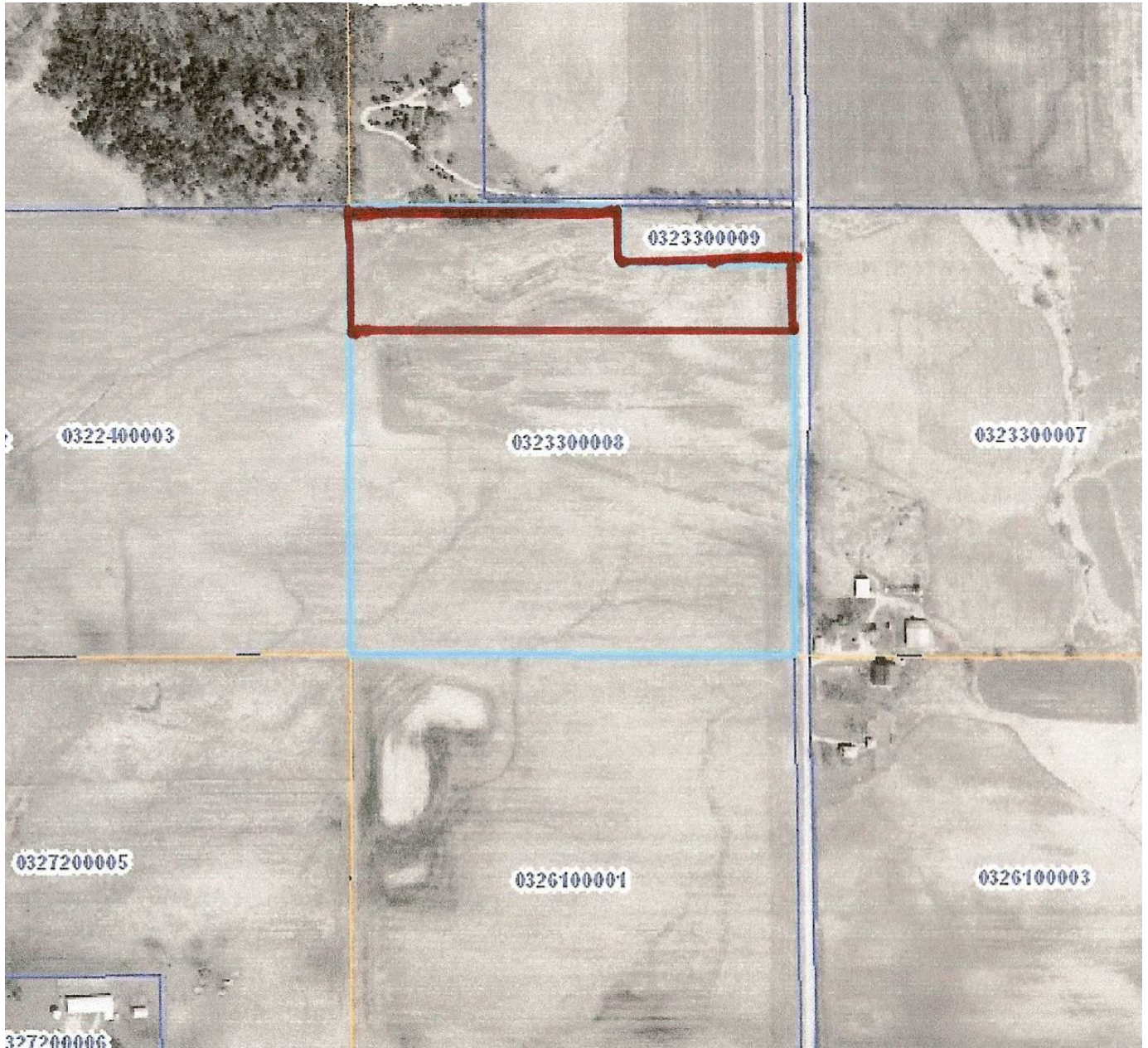
Parcel #03-23-300-008
Amount: \$389.24/2005*
Assessment: \$4,309
Legal Description on page 5 with the survey.
***This is part of a larger parcel.**

Comments:

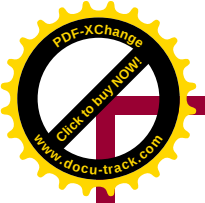
Excellent Country Building Lot. There is an additional 9 acres listed at \$7,000 per acre as well.
CRP Income \$2,480 annually until 2009.



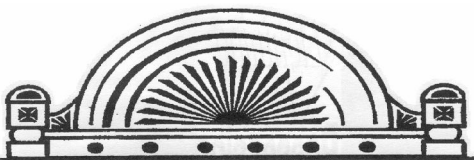
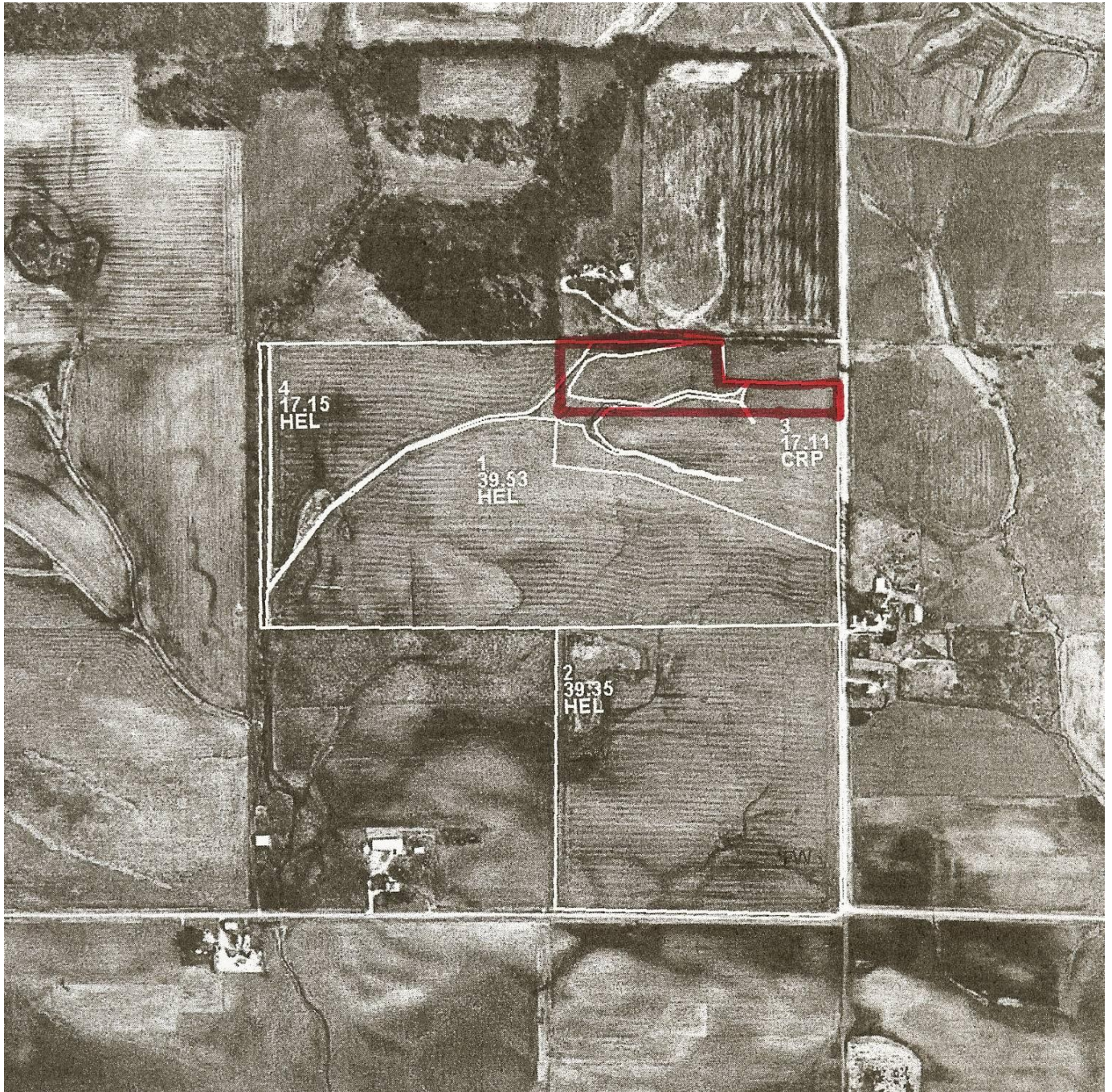
TAX MAP



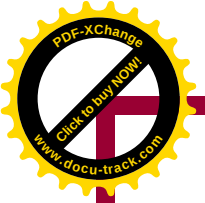
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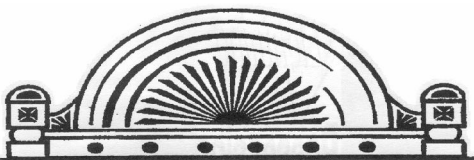
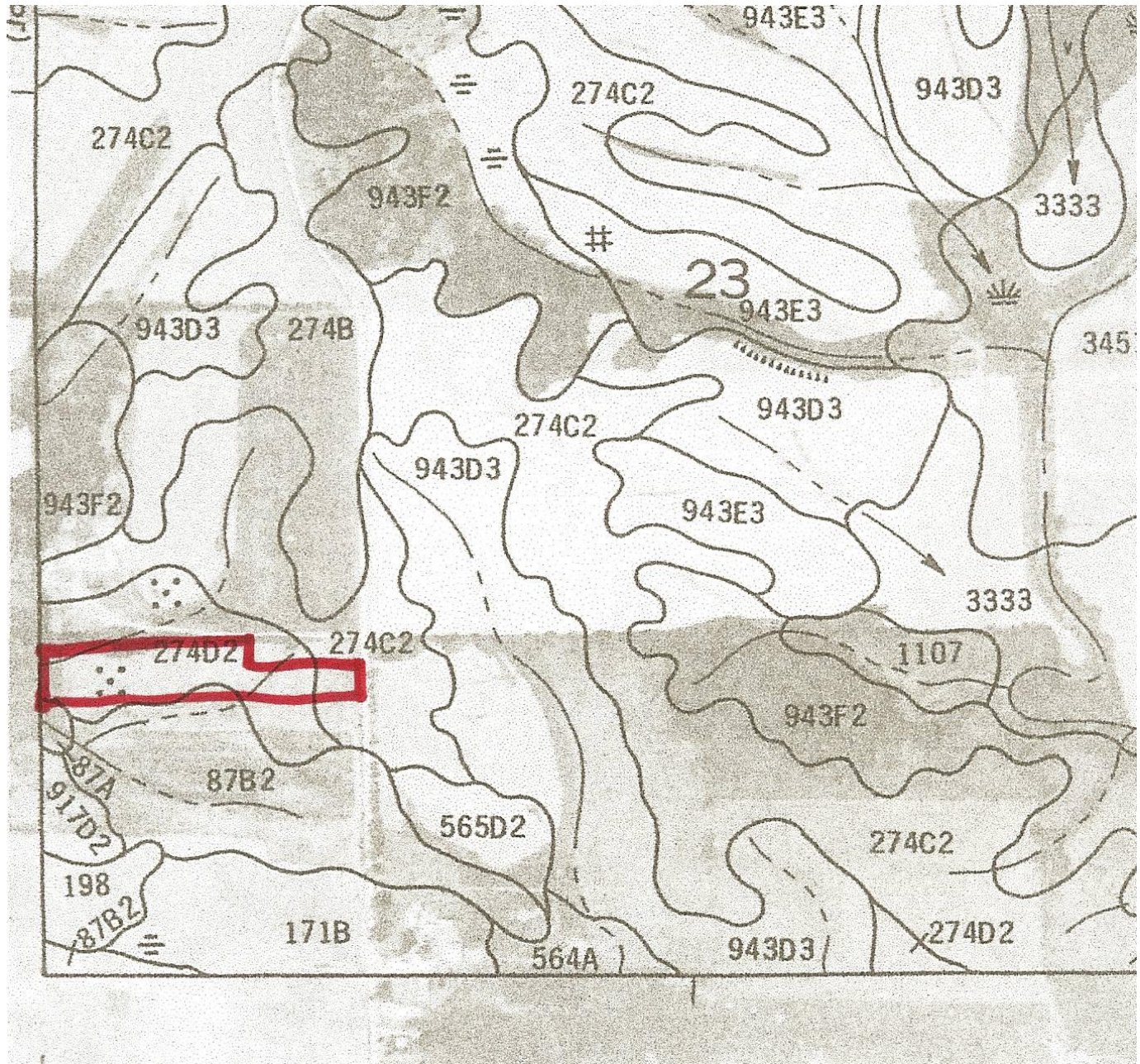
FSA MAP



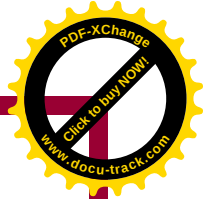
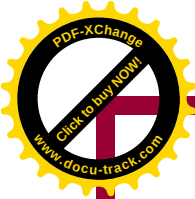
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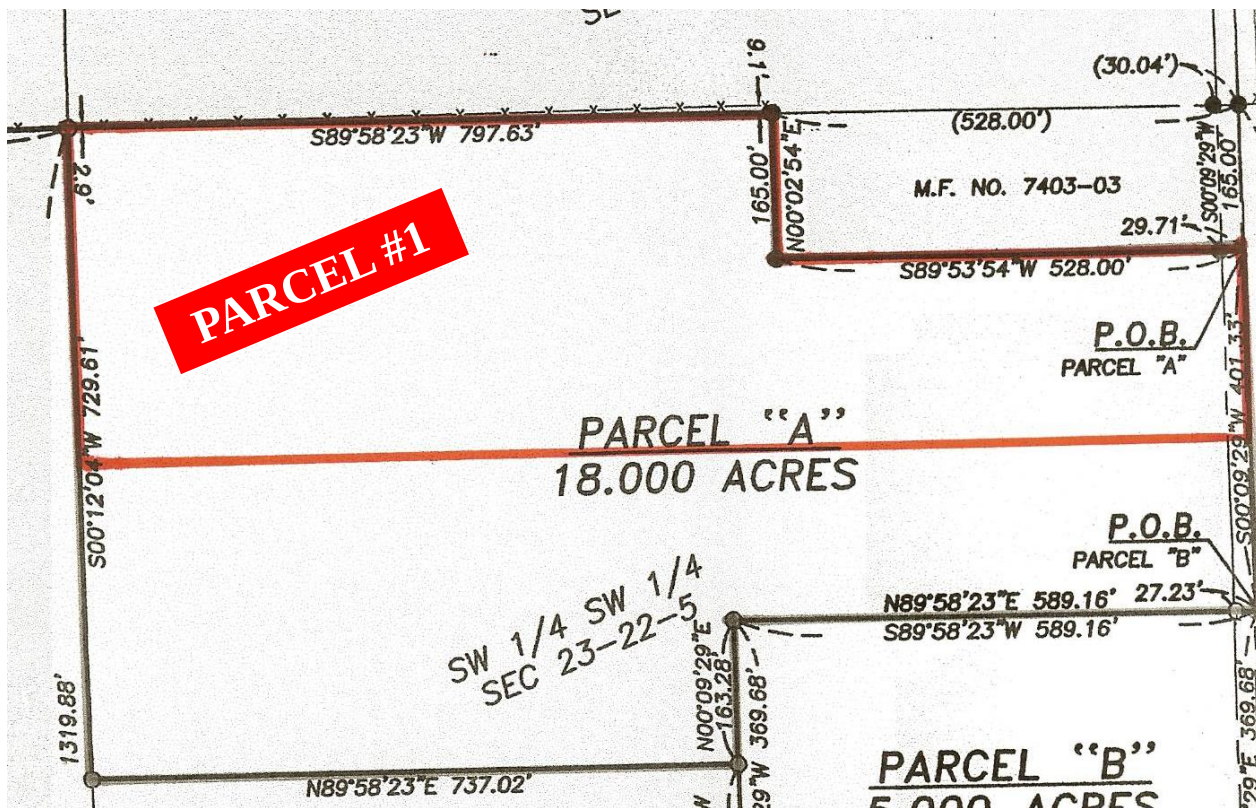
SOIL MAP



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SURVEY & LEGAL DESCRIPTION

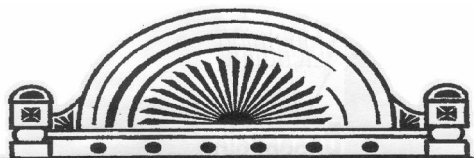


PLAT OF SURVEY

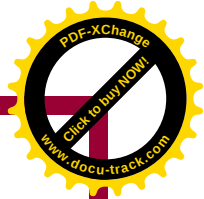
PARCEL "A"

Part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 22 North (T22N), Range 5 East (R5E) of the Fourth Principal Meridian (4th PM), Whiteside County, Illinois, bounded and described as follows, to wit:

Beginning at a point on the East line of said Southwest Quarter SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, said point being South 00 Degrees 09 Minutes 29 Seconds West, a distance of 165.00 feet from the Northeast corner thereof; thence South 89 Degrees 53 Minutes 54 Seconds of 165.00 feet from the Northeast corner thereof; thence South 89 Degrees 53 Minutes 54 Seconds West, along the South line of the property described on the deed recorded as M.F. No. 7403-03 in the Office of the Whiteside County Recorder, a distance of 528.00 feet to the Southwest corner of a said property; thence North 00 Degrees 02 Minutes 54 Seconds East, along the West line thereof, a distance of 165.00 feet to the North line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23; thence South 89 Degrees 58 Minutes 23 Seconds West, along said North line, a distance of 797.63 feet to the Northwest corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23; thence South 00 Degrees 12 Minutes 04 Seconds West, along the West line thereof, a distance of 729.61 feet; thence North 89 Degrees 58 Minutes 23 Seconds East, a distance of 737.02 feet; thence North 00 Degrees 09 Minutes 29 Seconds East, a distance of 163.28 feet; thence North 89 Degrees 58 Minutes 23 Seconds East, a distance of 589.16 feet to the East line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23; thence North 00 Degrees 09 Minutes 29 Seconds East, a distance of 401.33 feet to the Point of Beginning; Containing 18.000 acres, more or less.



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PLAT MAP

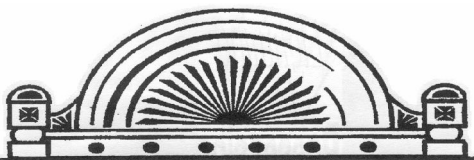
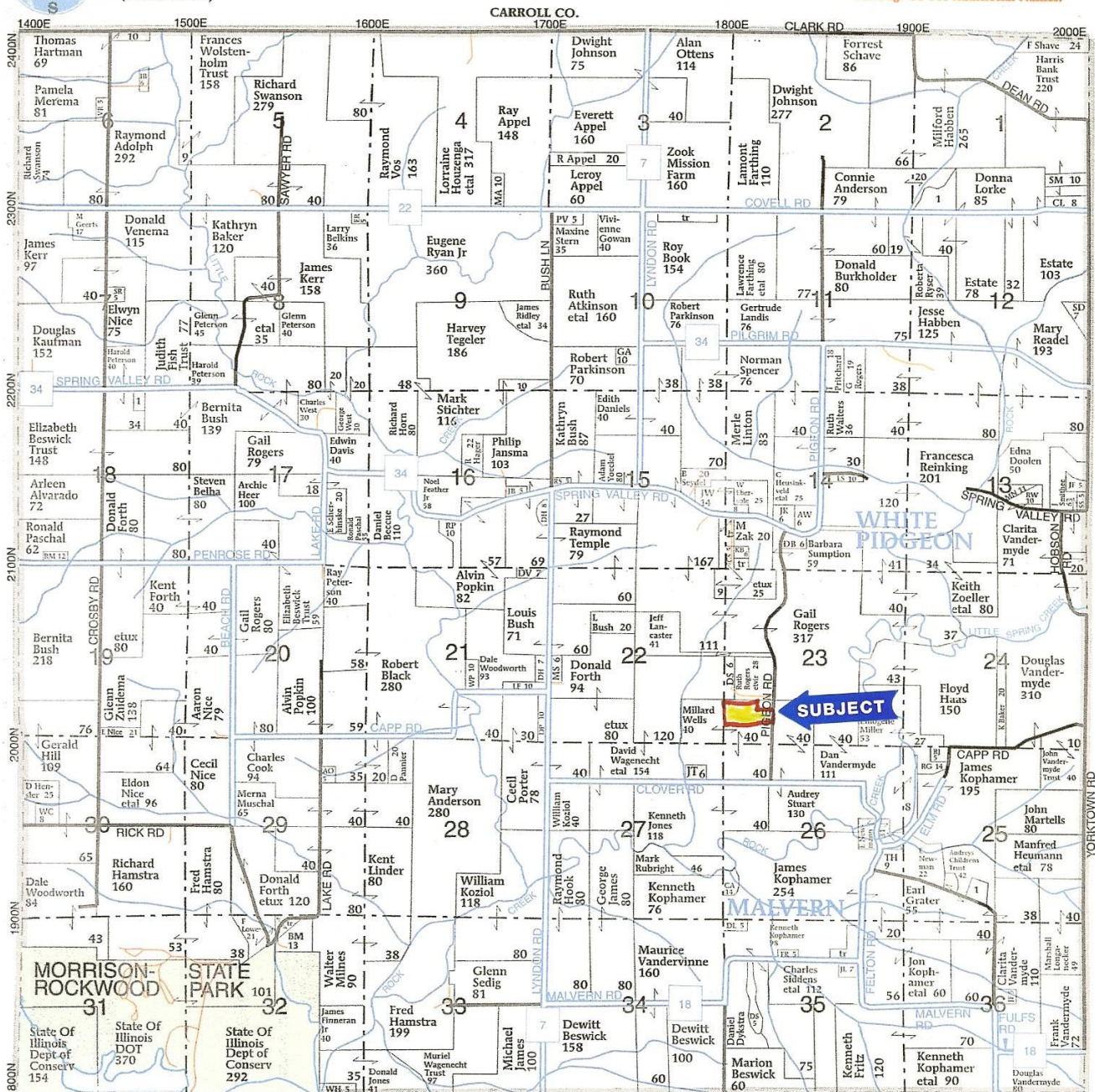


CLYDE PLAT

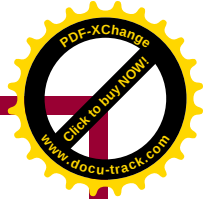
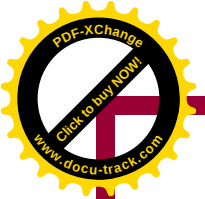
WHITESIDE COUNTY, ILLINOIS
(Landowners)

T-22-N ♦ R-5-E

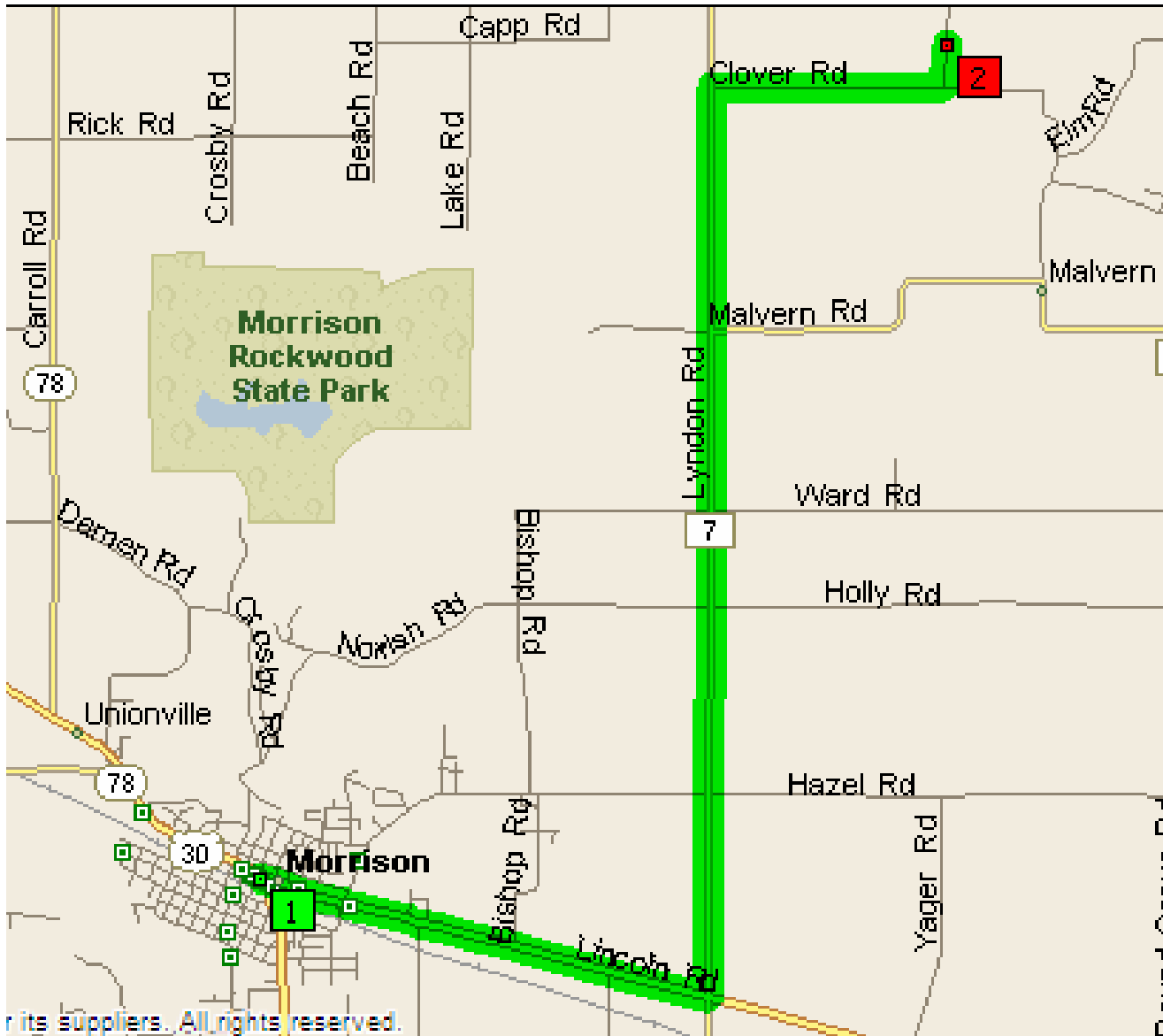
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See Page 66 For Additional Names.



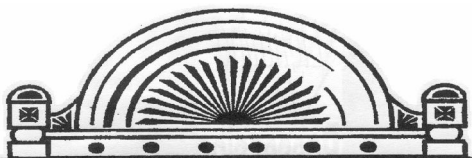
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LOCATION MAP



Directions: From Morrison go EAST on Route 30 (Lincolnway) and turn LEFT (North) onto Lyndon Road. Turn RIGHT (East) onto Clover Road and turn LEFT (North) onto Pidgeon Road. Property will be located on your left.



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