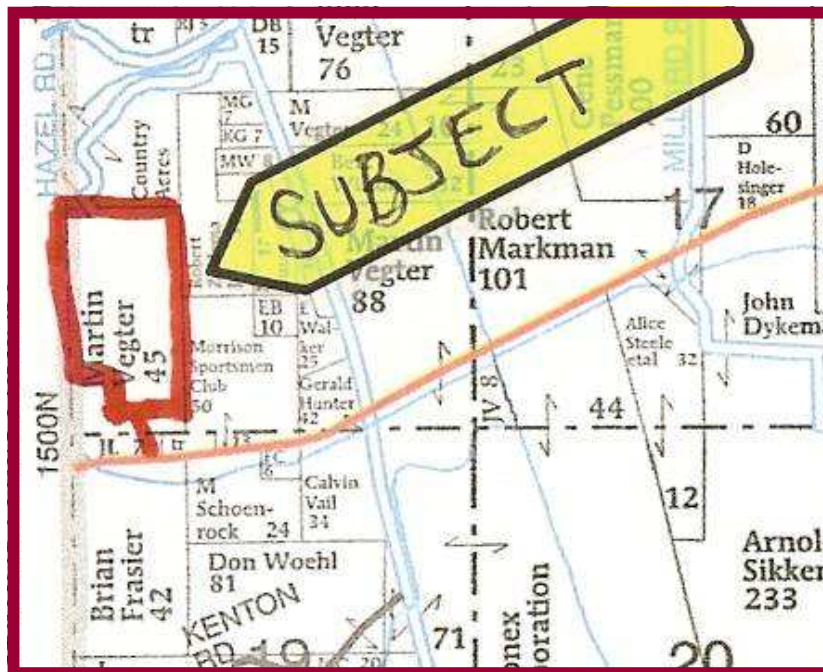
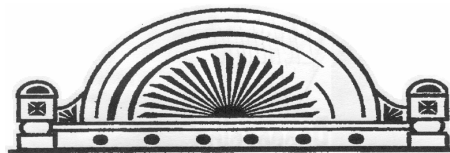


44 Acres For Sale
\$5,200 per Surveyed Acre
\$228,800
Section 18, Union Grove TWP
Morrison, IL 61270
MLS#KKR5052



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: Hazel Road
City: Morrison
School District: Morrison
County: Whiteside
Township: Union Grove
Total Acres: 44.71 Acres
Tillable Acres: 35.1 Acres
Zoned: Agricultural
P.I. 96.33

Real Estate Taxes

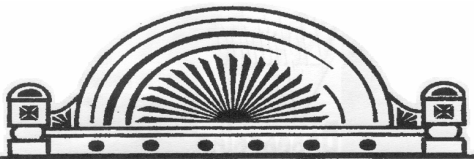
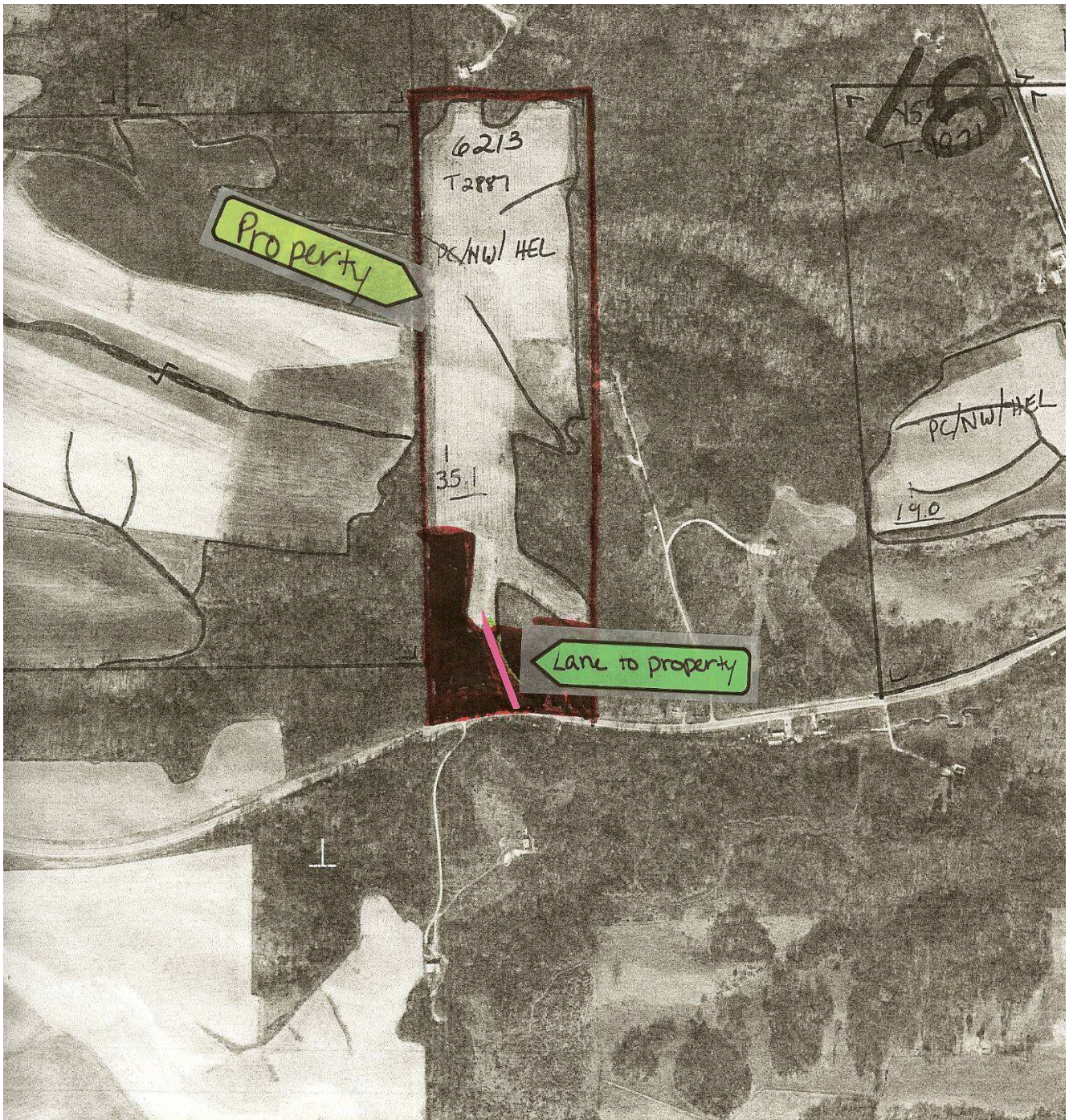
Parcel #08-18-300-001
Amount: \$76.04/2005
Assessed Value: \$1,075

Brief Legal
PT W 1/2 SW SEC 18 TWP 21 RNG 4

Income: \$150 Cash Rent per Acre
x 35.1 Cropped Acres
\$5,265 Rent Per Year

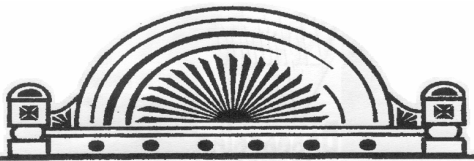
Number	Name	Class	Slope	Acres	PI
274C2	Seaton silt loam	3e	5-10%	14.8	109
943D3	Seaton-Timula silt loams	4e	10-15%	6.6	95
943F2	Seaton-Timula silt loams	6e	18-35%	13.7	85
TOTAL				35.1	

FSA MAP



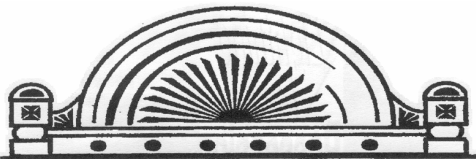
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A topographic map showing a mountainous region with various contour lines and elevation markers. A red boundary outlines a specific area in the center. Inside this boundary, there is a hatched area at the bottom. The map includes labels such as 565C2, 275, 274C2, 943D3, 3333, 785G, 943F2, 175F, 943D3, 943F2, 274C2, 18, 943F2, 943D3, 274C2, 943D3, 274C2, 943F2, 274C2, 943D3, 943F2, 274C2, and 943F2.



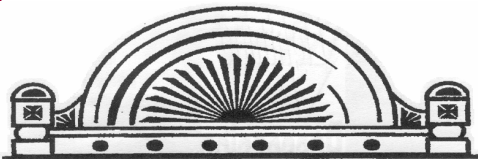
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AERIAL MAP



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LINE DRAWING



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PLAT MAP



UNION GROVE PLAT

WHITESIDE COUNTY, ILLINOIS

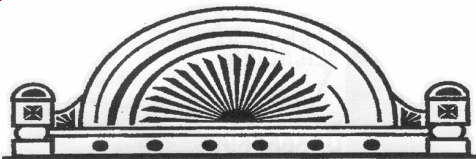
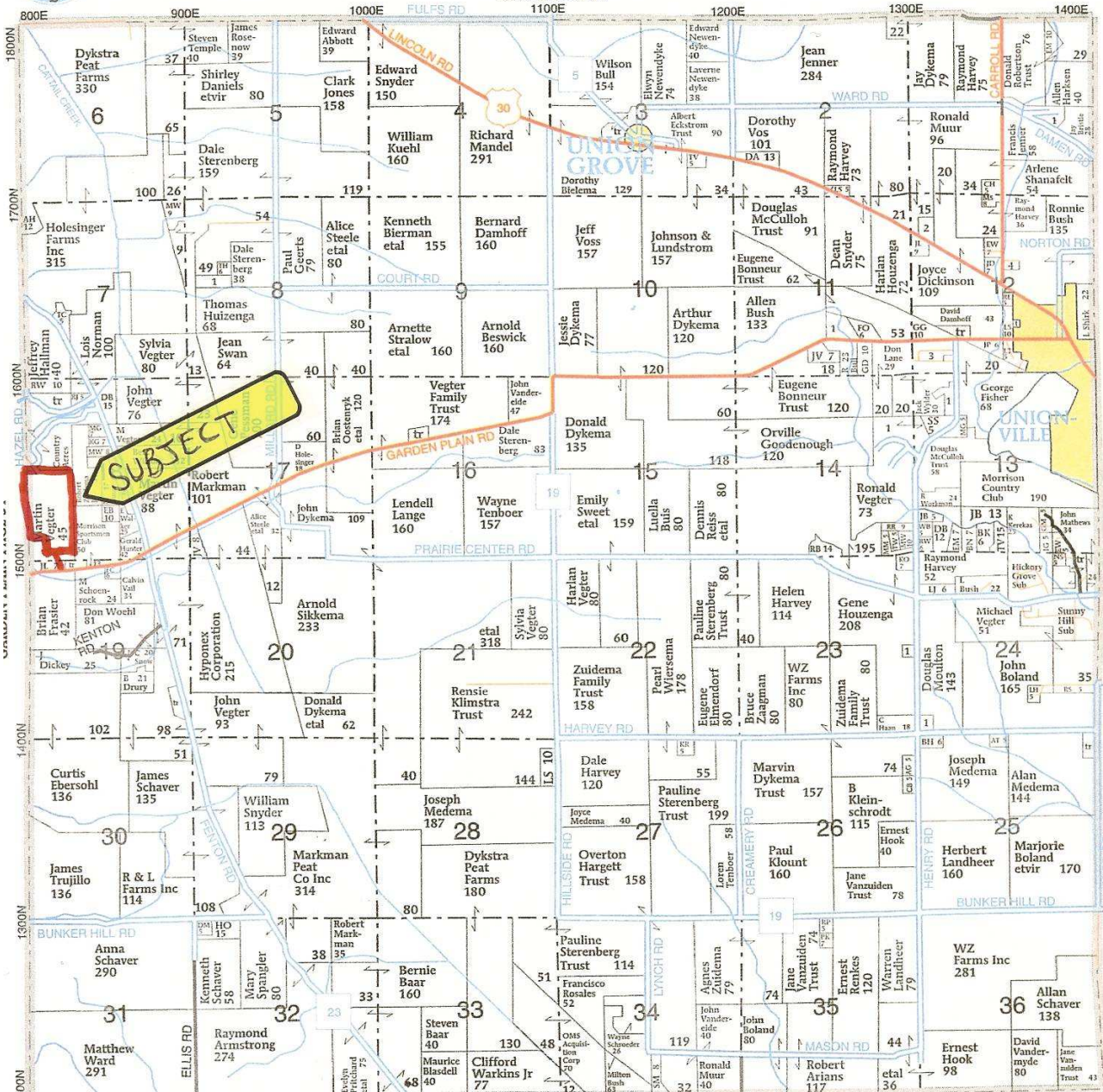
(Landowners)

USTICK PAGE 48

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See Page 66 For Additional Names.

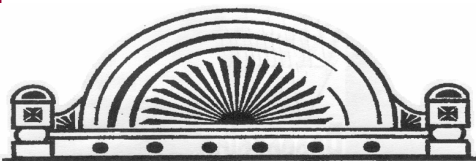


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DIRECTIONS



Directions: From Morrison go WEST on Route 30 and turn LEFT onto Garden Plain Road. Follow Garden Plain Road past Fenton Road and acreage will be on your right. Look for Realty signs.



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