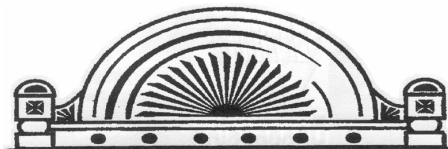


BESSE LARUE FARM
37 +/- ACRES
\$4000/Surveyed Acre
PT. OF SECS 8/9 OF ERIE TWP
Erie Road, ERIE, IL 61250
MLS # KKR9008



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: Erie Road
City: Erie
School District: Erie
County: Whiteside
Township: Erie
Total Acres: 37 +/- Acres
Tillable Acres: 33.87
Average P.I.: 109.04

2007 Real Estate Tax Information

Parcel #20-08-300-002
Amount: \$37.00
Assessed Value: \$1,526
Acres: 29.65
Brief Legal: PT LOT 18 SEC 7 & 8 TWP 19
RNG 4

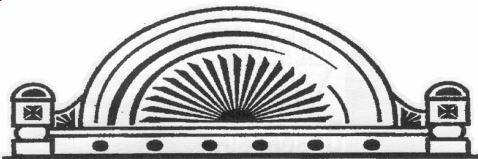
Comments

Base and Yield Information:

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>
Corn	31.0	138
Soybeans	2.9	38

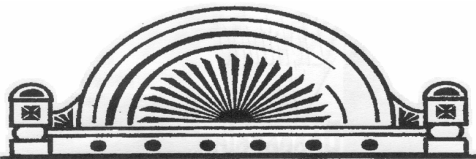
Located just outside the Erie city limits, this small farm is nearly all tillable. It also features a pond for recreational use.

TAX MAP



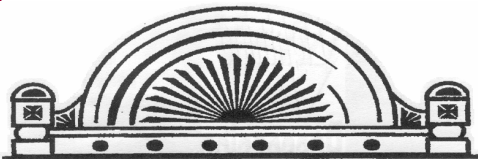
Kenneth W. Kophamer Realty

FSA MAP



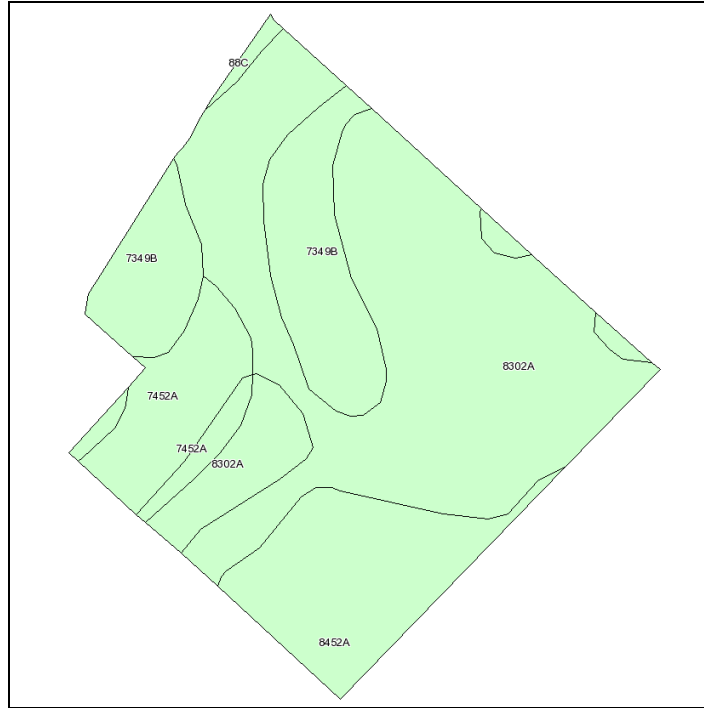
Kenneth W. Kophamer Realty

AGRIDATA AERIAL

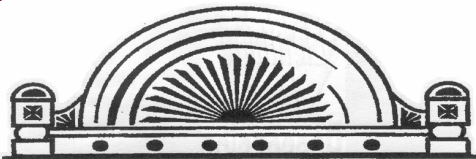


Kenneth W. Kophamer Realty

SOIL MAP AND INFORMATION

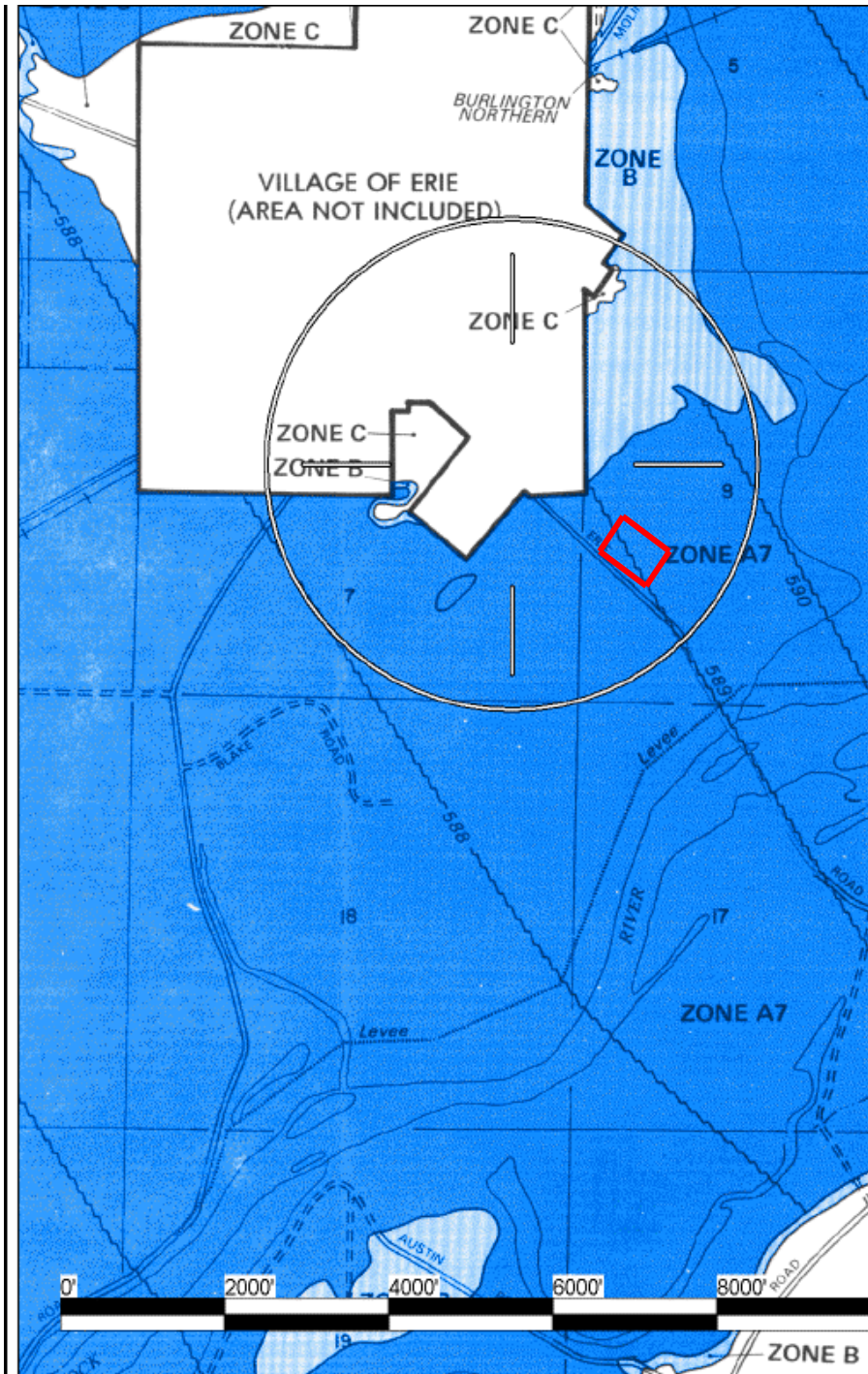


Besse LaRue Farm Soils						
#	Name	Class	Slope	Acres	PI	Total
88c	Sparta loamy sand	6s	6-12%	0.2	95	19
7349B	Zumbro sandy loam	3s	1-4%	6.2	92	570.4
7452A	Riley loam	1	0-2%	3.17	127	402.59
8302A	Ambraw loam	2w	0-2%	18.4	108	1987.2
8452A	Riley loam	2w	0-2%	5.9	121	713.9
TOTALS				33.87		3693.09
AVG PI:	109.04					



Kenneth W. Kophamer Realty

FLOOD MAP



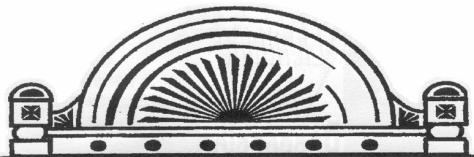
FLOODSCAPE

Flood Hazards Map

Map Number
1706870175B

Effective Date
February 19, 1986

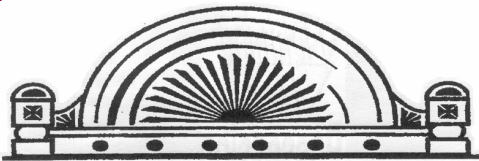
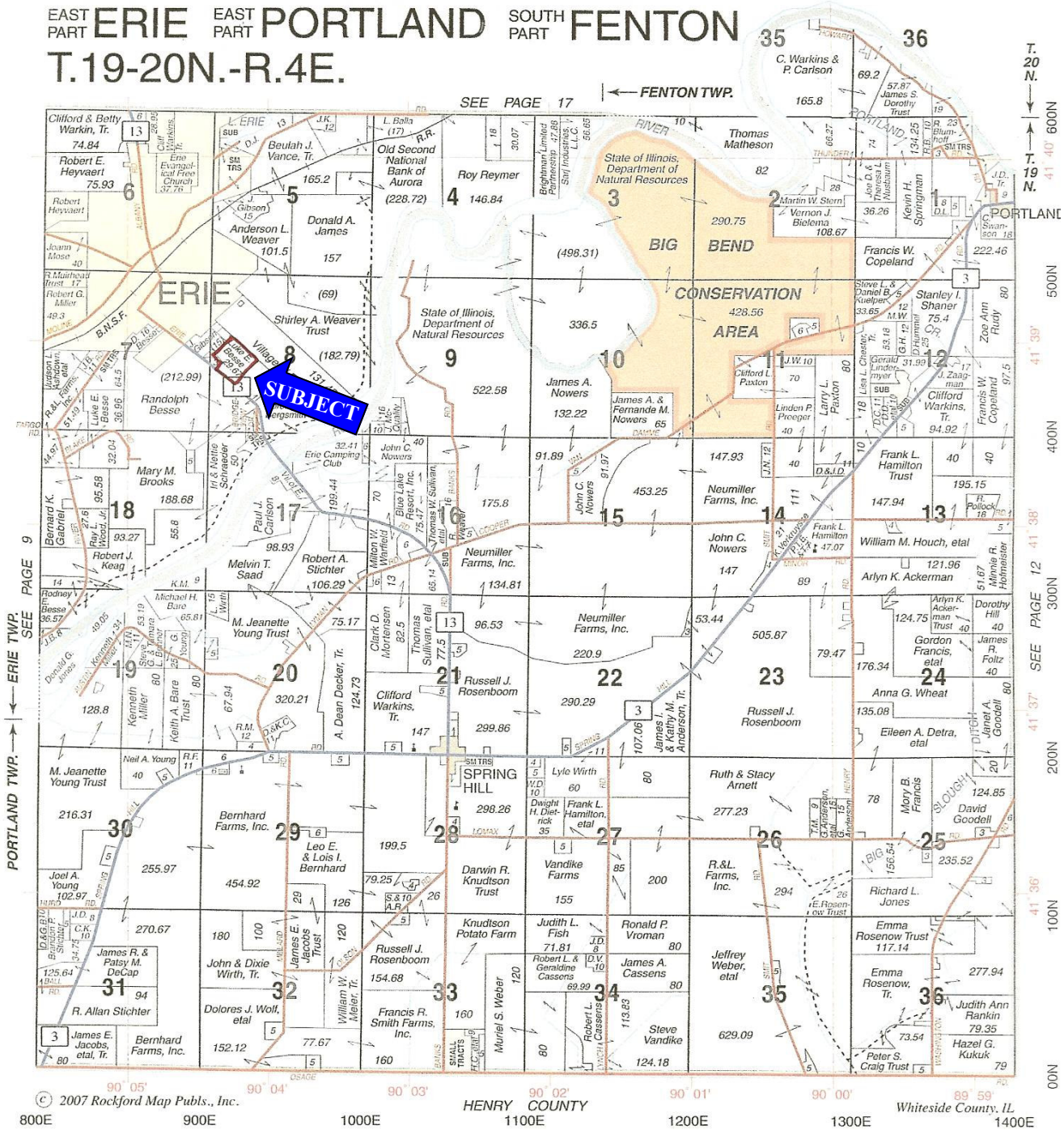
Powered by FloodSource
877.77.FLOOD
www.floodsource.com



Kenneth W. Kophamer Realty

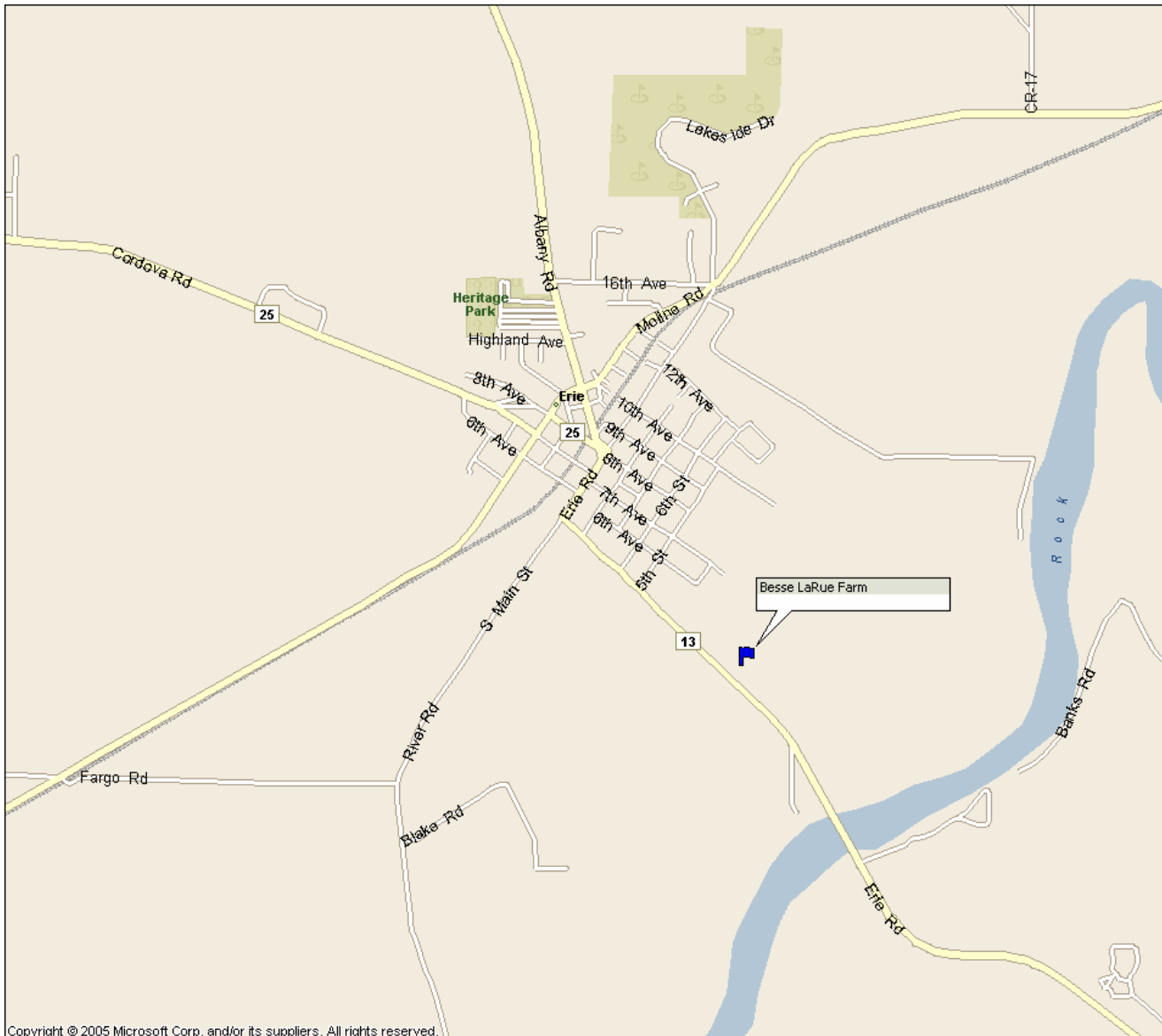
PLAT MAP

EAST PART ERIE EAST PART PORTLAND SOUTH PART FENTON
T.19-20N.-R.4E.

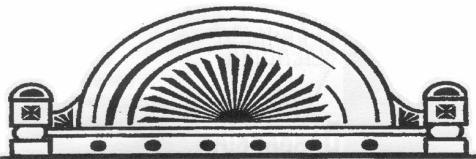


Kenneth W. Kophamer Realty

LOCATION MAP



Directions: Leaving south out of Morrison on Rte 78 turn right onto Moline Rd also known as IL Rte 2 to Erie. Follow Main Street to St. Ambrose Church. Turn left onto Erie Rd. Farm will be 1/2 mile on the left.



Kenneth W. Kophamer Realty