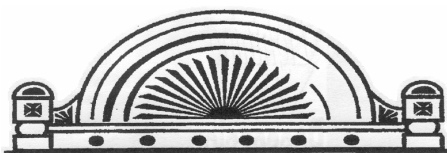


**Home Farm Subdivision
Parcel #5
\$40,000
Pt. of Sec. 12 of Clyde Township
Whiteside County
MLS#KKR8049**



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

118 E. Main St.
Morrison, IL 61270
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Fax: (815) 772-8134
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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: 5.992 +/- Acres
CRP Acres: 5.992 Acres

CRP Acres: 5.992
CRP Payment: \$802.93

2007 Real Estate Tax Information

Parcel #03-12-100-002
Amount: TBD
Assessed Value: TBD
Acres: 30
Brief Legal: E 3/4 NW NW SEC 12 TWP 22
RNG 5

TOTAL TAXES: TBD
TOTAL ASSESSED VALUE: TBD
TOTAL ACRES: 5.992

Comments

This lot is located on Covell Road in rural Morrison. It has a total of 5.992 acres and is a perfect building site.

All acreage is in the CRP program with an annual payment of \$802.93.

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

***Seller is Realtor.**

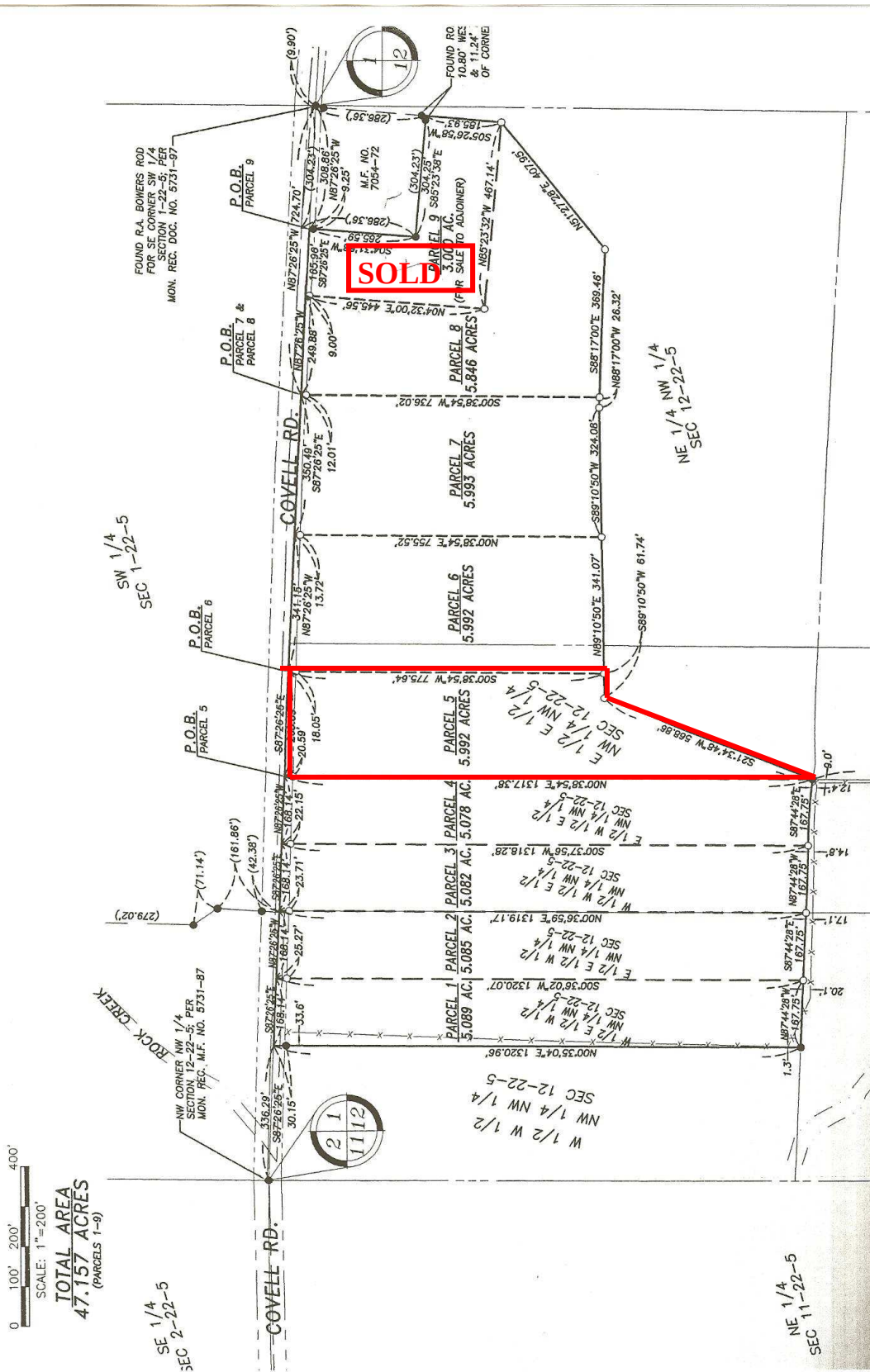
PARCEL 5

Part of the Northwest Quarter of Section 12, Township 22 North, Range 5 East of the Fourth Principal Meridian, Whiteside County, Illinois, bounded and described as follows, to wit:

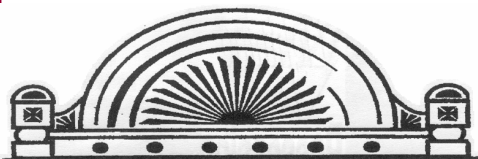
Beginning at the Northwest corner of the East Half of the East Half of the Northwest Quarter of said Northwest Quarter of Section 12; thence South 87 degrees 26 minutes 25 seconds east, along the northline thereof, a distance of 265.09 feet; thence South 00 Degrees 38 Minutes 54 Seconds West, a distance of 775.64 feet; thence South 89 Degrees 10 Minutes 50 Seconds West, a distance of 61.74 feet; thence South 21 Degrees 34 Minutes 48 Seconds West, a distance of 568.86 feet to the Southwest corner of said East Half of the East Half of the Northwest Quarter of said Northwest Quarter of Section 12; thence North 00 Degrees 38 Minutes 54 Seconds East, along the West line thereof, a distance of 1317.38 feet to the Point of Beginning;

Containing 5.992 acres, more or less.

PROPERTY SURVEY

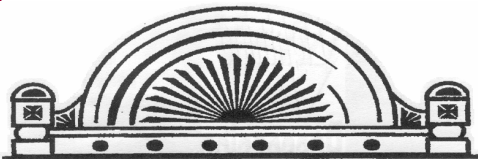
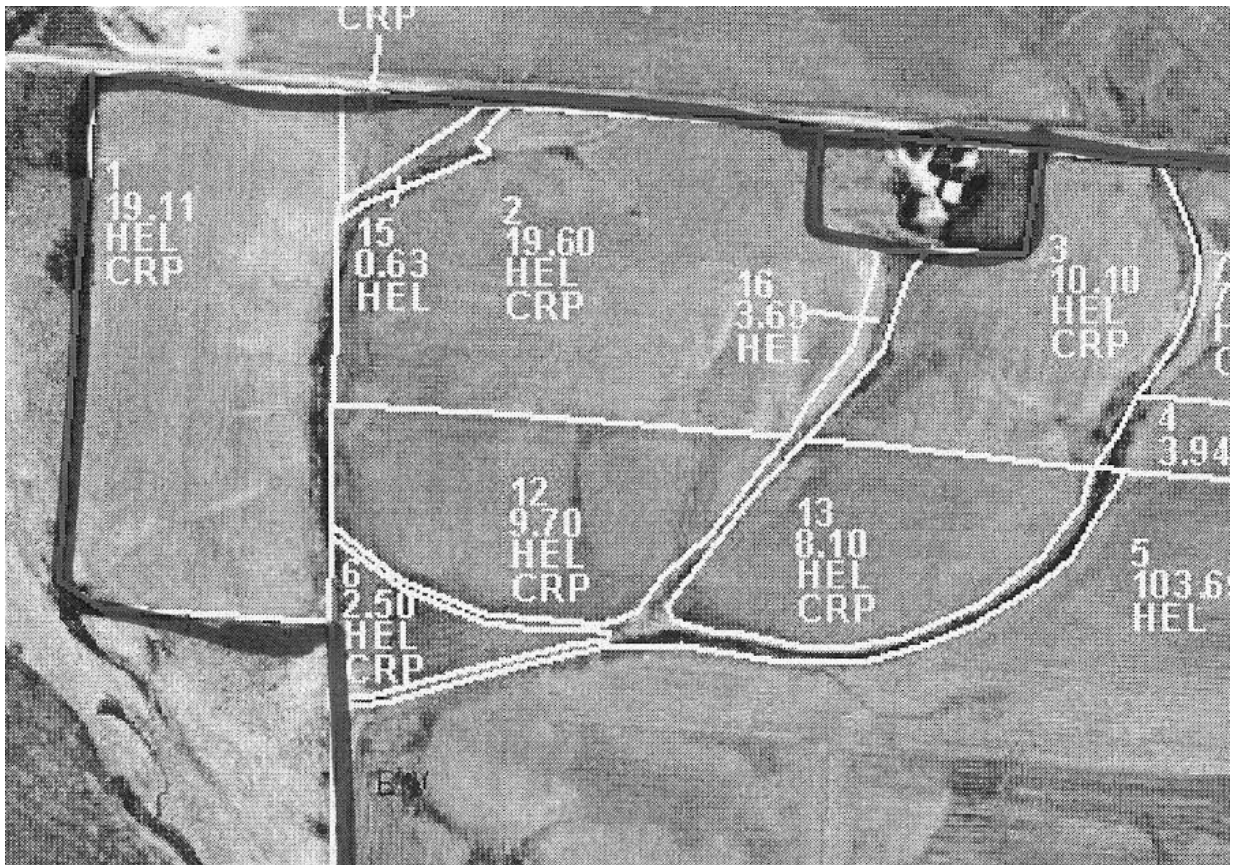


AERIAL TAX MAP



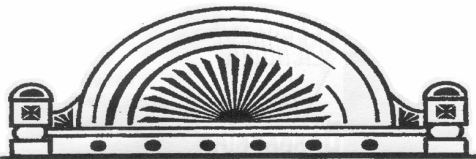
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FSA MAP



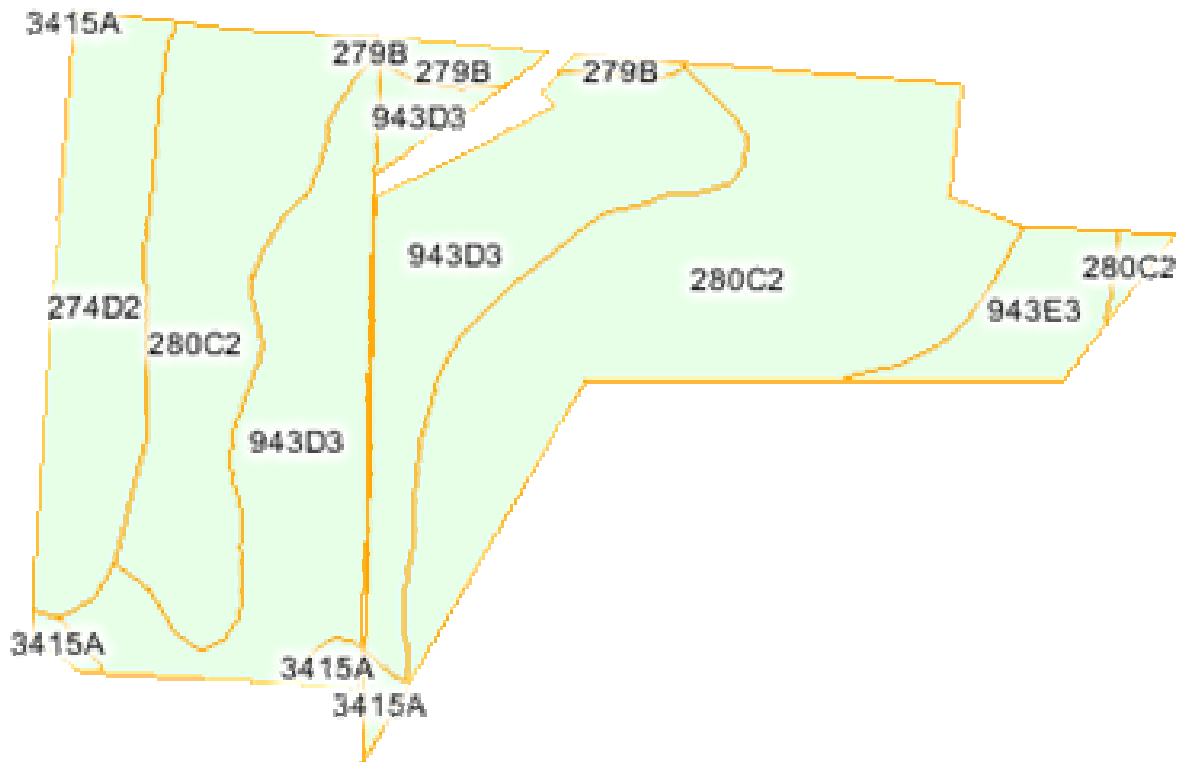
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AGRIDATA AERIAL



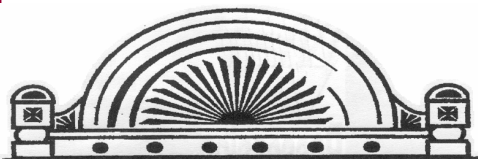
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OTHER SOIL MAP



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

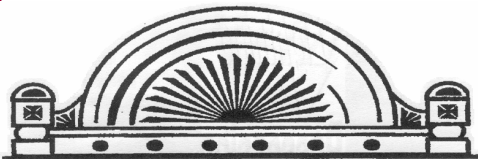
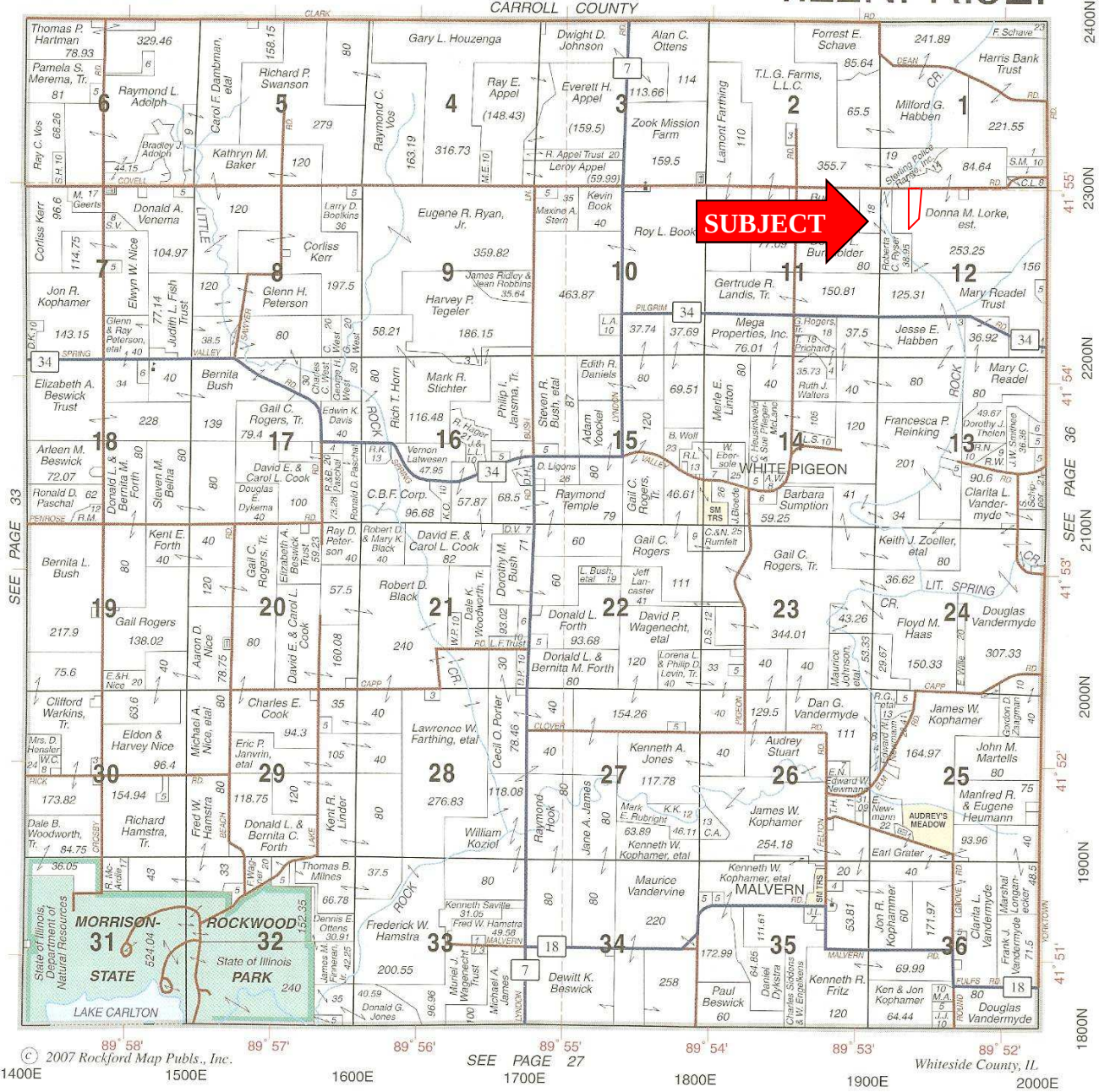


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PLAT MAP

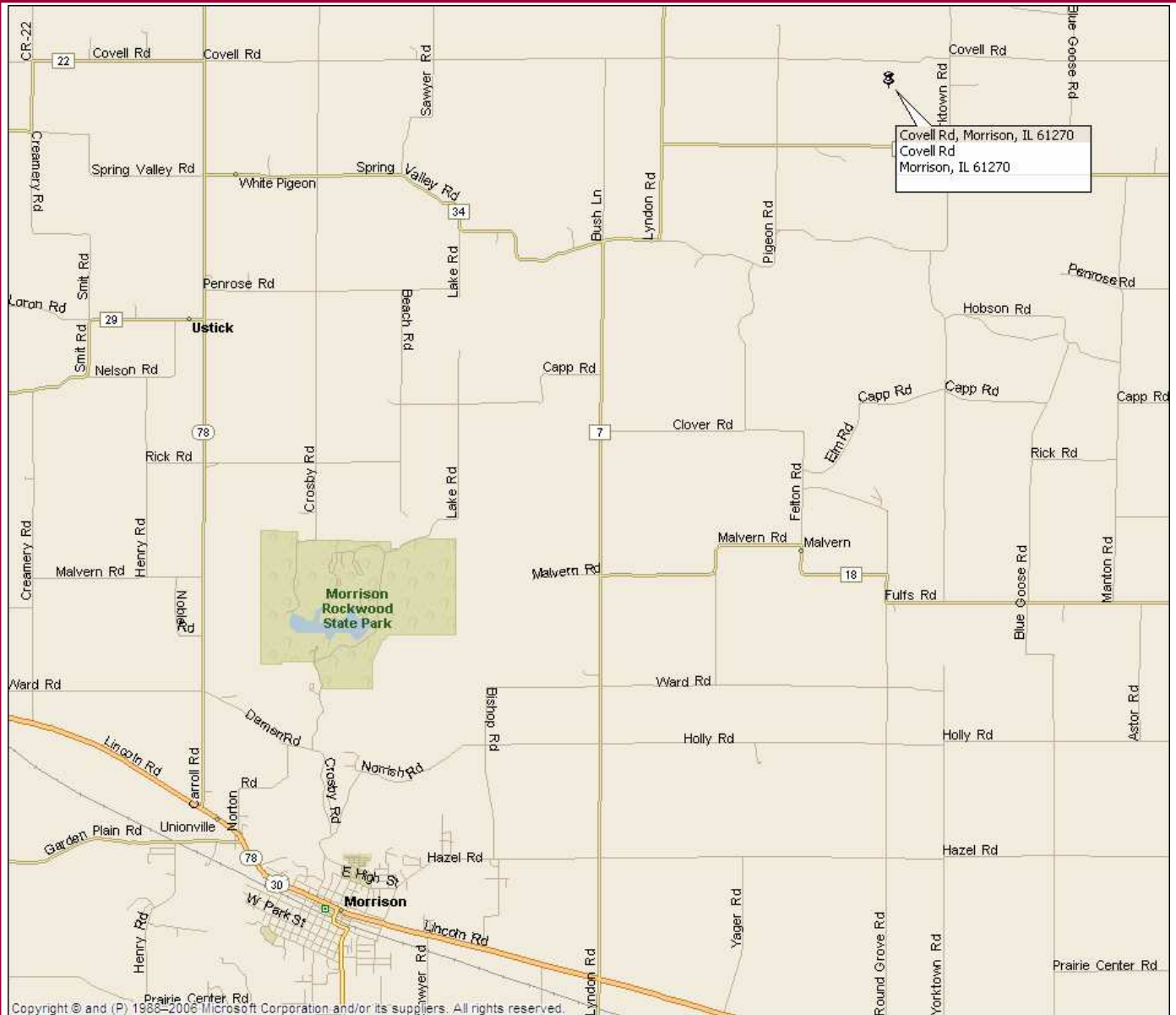
CLYDE

T.22N.-R.5E.

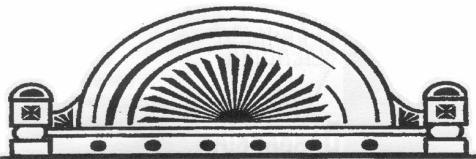


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LOCATION MAP



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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