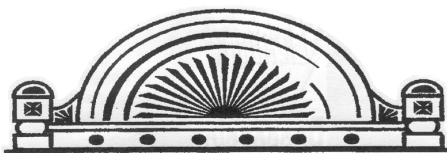


BESSE HUGGINS FARM
190 +/- Acres
\$988,000
Kennedy Road, Albany IL
MLS#KKR9011



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: Kennedy Road
City: Albany
School District: Albany
County: Whiteside
Township: Garden Plain
Total Acres: 190 +/-
Tillable Acres: 186.1
Average P.I.: 114.21
Zoned: Agriculture
Farm #: 7026
Tract #: 3959

Comments: This farm is a consistently high producing farm with well drained soils. It has good accessibility and is only 2 miles from State Highway 84. Seller will consider a lease-back for interested investors looking for a good return.

[All acreage has been taken out of the CRP program.](#) The FSA maps included in this flyer show the acres that were previously in the program.

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Corn	81.3	138
Soybeans	6.2	38

2007 Real Estate Tax Information

Parcel #07-30-400-007
Amount: \$63.64
Tax Rate: 7.3662
Assessed Value: \$951
Acres: 13.59
Brief Legal: PT SW SE SEC 30 TWP 21 RNG 3

Parcel #07-31-200-003
Amount: \$117.12
Tax Rate: 7.3662
Assessed Value: \$1,748
Acres: 40
Brief Legal: NE NE SEC 31 TWP 21 RNG 3

Parcel #07-29-300-004
Amount: \$498.54
Tax Rate: 7.3662
Assessed Value: \$7,446
Acres: 60.88
Brief Legal: S PT SW SEC 29 TWP 21 RNG 3

Parcel #07-30-400-006
Amount: \$207.28
Tax Rate: 7.3662
Assessed Value: \$3,095
Acres: 33.32
Brief Legal: S 33 1/3 A SE SE SEC 30 TWP 21 RNG 3

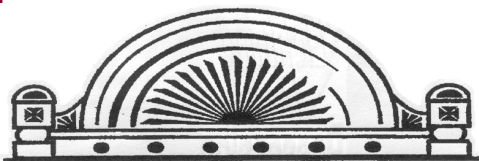
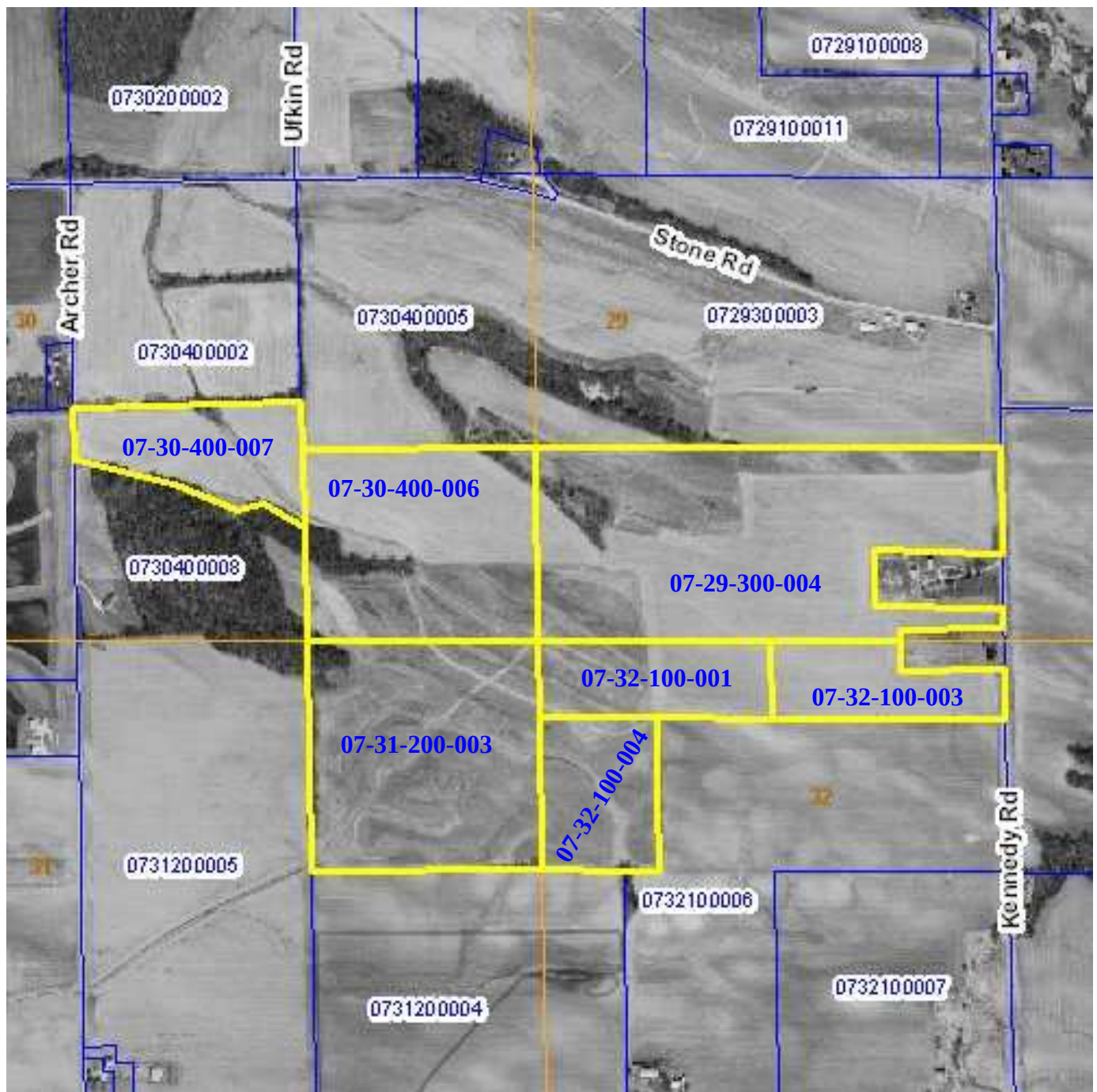
Parcel #07-32-100-004
Amount: \$116.40
Tax Rate: 7.3662
Assessed Value: \$1,739
Acres: 13.33
Brief Legal: LOT 3 NW NW SEC 32 TWP 21 RNG 3

Parcel #07-32-100-001
Amount: \$135.46
Tax Rate: 7.3662
Assessed Value: \$2,021
Acres: 11.11
Brief Legal: LOT 1 NW NW SEC 32 TWP 21 RNG 3

Parcel #07-32-100-003
Amount: \$213.04
Tax Rate: 7.3662
Assessed Value: \$3,178
Acres: 13.33
Brief Legal: LOT 1 NE NW SEC 32 THW 21 RNG 3

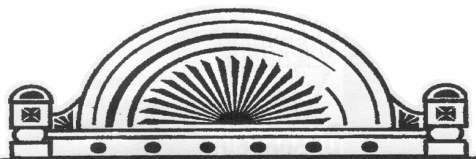
TOTAL TAXES: \$1,351.48
TOTAL AV: \$20,178
TOTAL TAXED ACRES: 185.56

TAX MAP



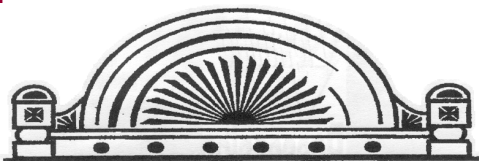
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FSA MAP



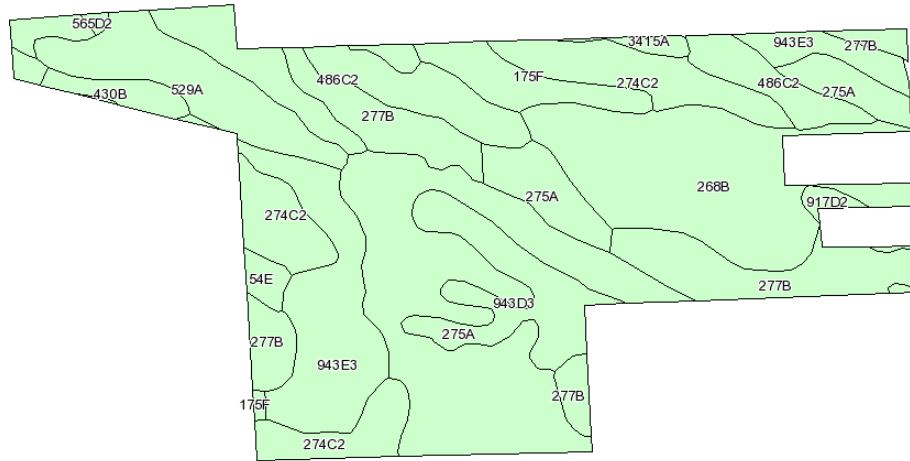
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AGRIDATA AERIAL

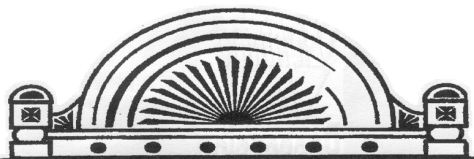


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SOIL MAP & INFORMATION

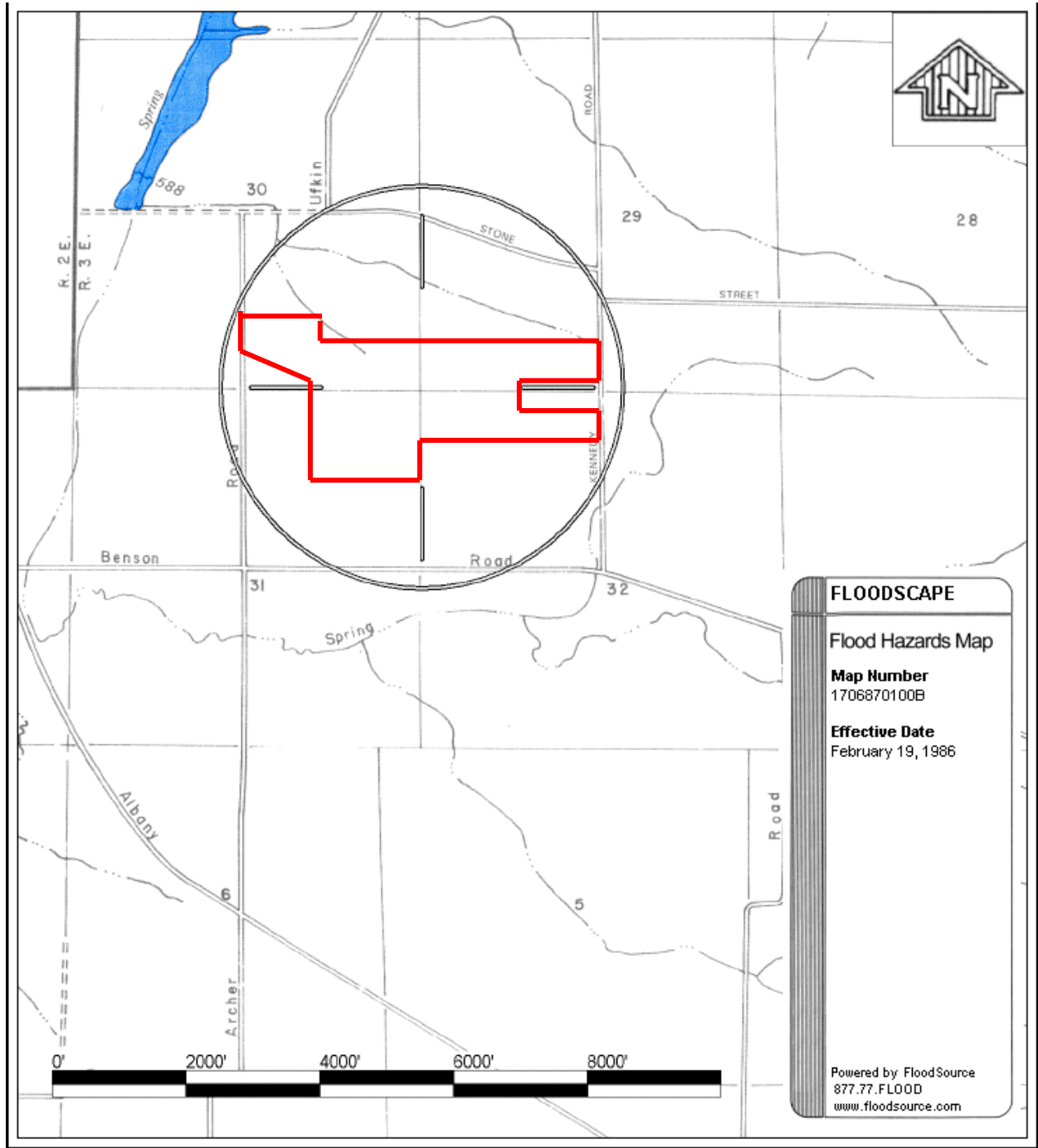


Besse Garden Plain Farm Soils						
#	Name	Class	Slope	Acres	PI	Total
54E	Plainfield	7s	12-20%	1.5	73	109.5
175D2	Lamont fine sandy loam	4e	10-18%	0.3	87	26.1
175F	Lamont fine sandy loam	7e	18-35%	6.3	0	0
268B	Mt.Carroll silt loam	2e	2-5%	27.3	133	3630.9
274C2	Seaton silt loam	3e	5-10%	19.1	112	2139.2
275A	Joy silt loam	1	0-2%	20	144	2880
277B	Port Byron silt loam	2e	2-5%	22.8	143	3260.4
430B	Raddle silt loam	2e	2-5%	2.7	137	369.9
486C2	Bertrand silt loam	3e	5-10%	17.26	106	1829.56
529A	Selma silt loam	2w	0-2%	12.5	121	1512.5
564D2	Tell silt loam	4e	10-18%	0.3	111	33.3
917D2	Oakville-Tell	5e	10-18%	1.1	89	97.9
943D3	Seaton-Timula silt loam	6e	10-18%	36	105	3780
943 E3	Timula silt loam	7e	18-25%	17	80	1360
943F2	Seaton-Timula silt loam	4e	18-35%	0.1	78	7.8
3415A	Orion silt loam	3w	0-2%	1.8	118	212.4
TOTALS				186.1		21249.5
AVG PI:	114.21					

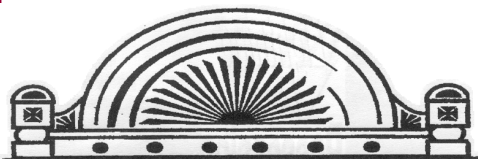


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FLOOD MAP

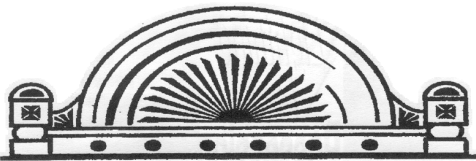
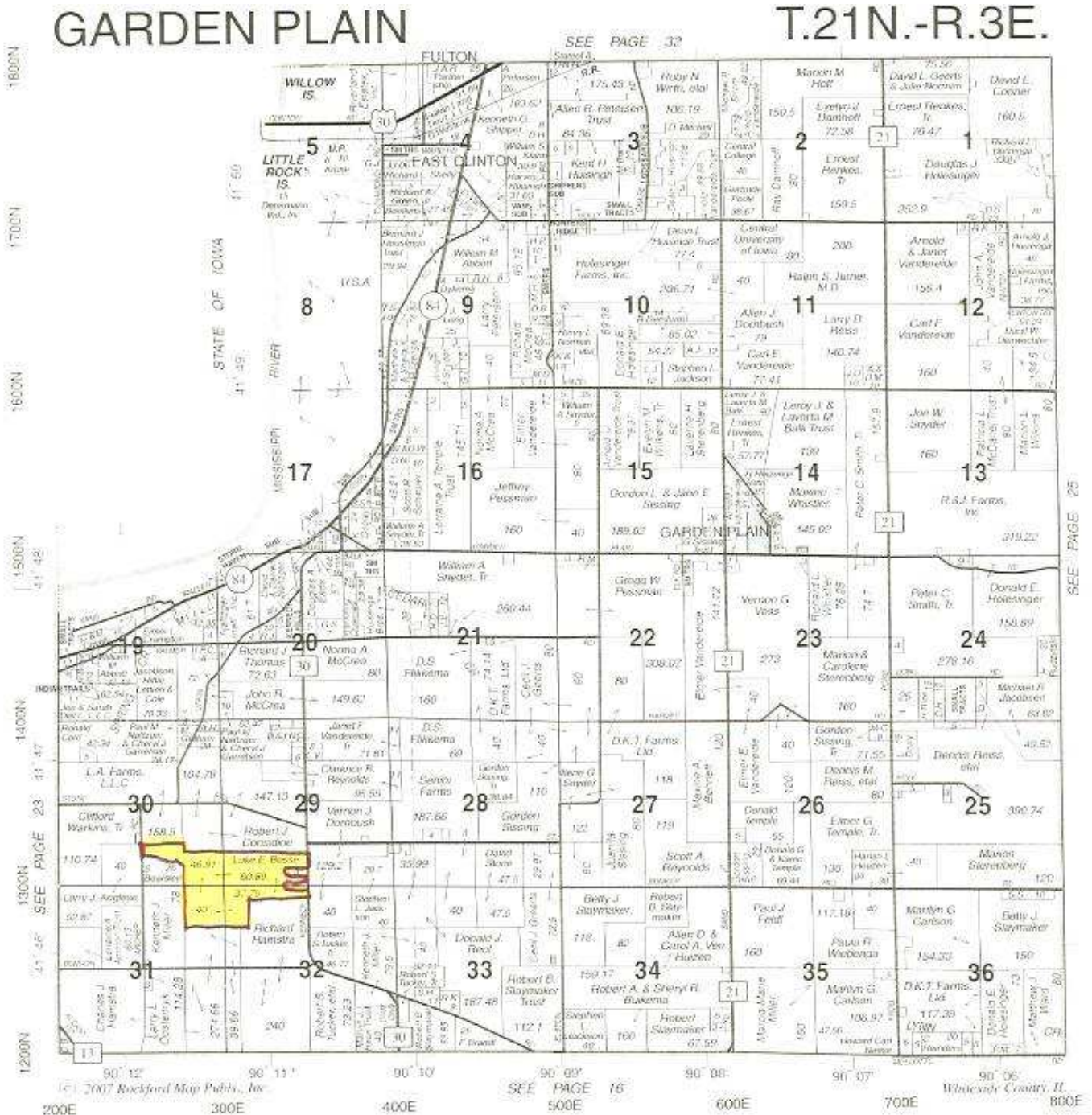


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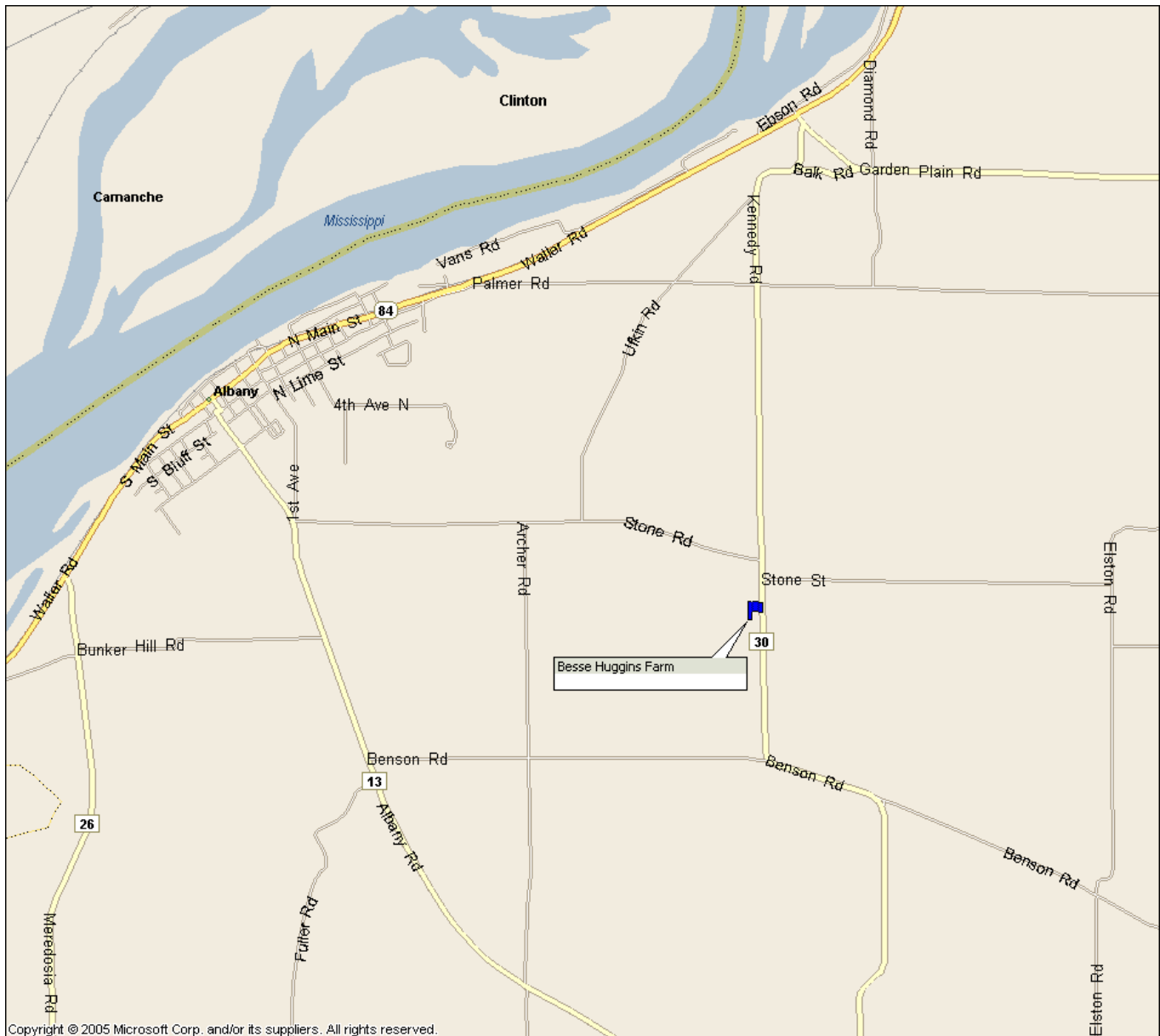
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PLAT MAP

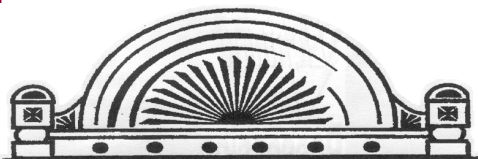


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LOCATION MAP



Directions: From Morrison go west on Hwy 30. Turn left onto Garden Plain Rd. The farm is 3 miles south of IL Rte 84 on Kennedy Road.



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