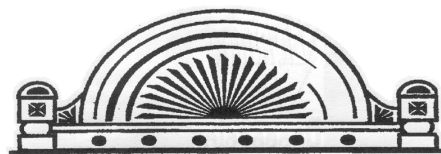


JOHN VEGTER FARM
123 +/- Acres
\$5,500 Per Surveyed Acre
Section 17 & 18
Union Grove
MLS#KKR8021



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
Website: www.kenkoprealty.com
Email: kenny@kenkoprealty.com

Salient Facts



Kenneth W. Kophamer

Road of Access: Fenton Rd.
City: Morrison
School District: Fulton
Township: Union Grove
County: Whiteside
Sections: 17 & 18
Zoning: Agriculture

Total Acres: 123.0 +/-
Tillable Acres: 120.5
PI: 110.7

2007 Real Estate Taxes

Parcel #08-18-200-012
Amount: \$283.42
Assessed Value: \$3,778
Acres: 75.92

Parcel #08-18-200-008
Amount: \$126.64
Assessed Value: \$1,688
Acres: 24.44

Parcel #08-17-100-001
Amount: \$119.58
Assessed Value: \$1,594
Acres: 23

Total Taxes: \$529.64
Total Assessed Value: \$7,060
Total Tax Acres: 123.36

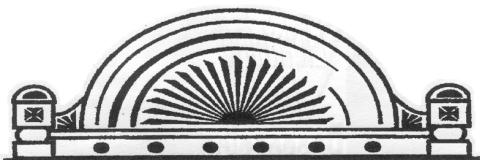
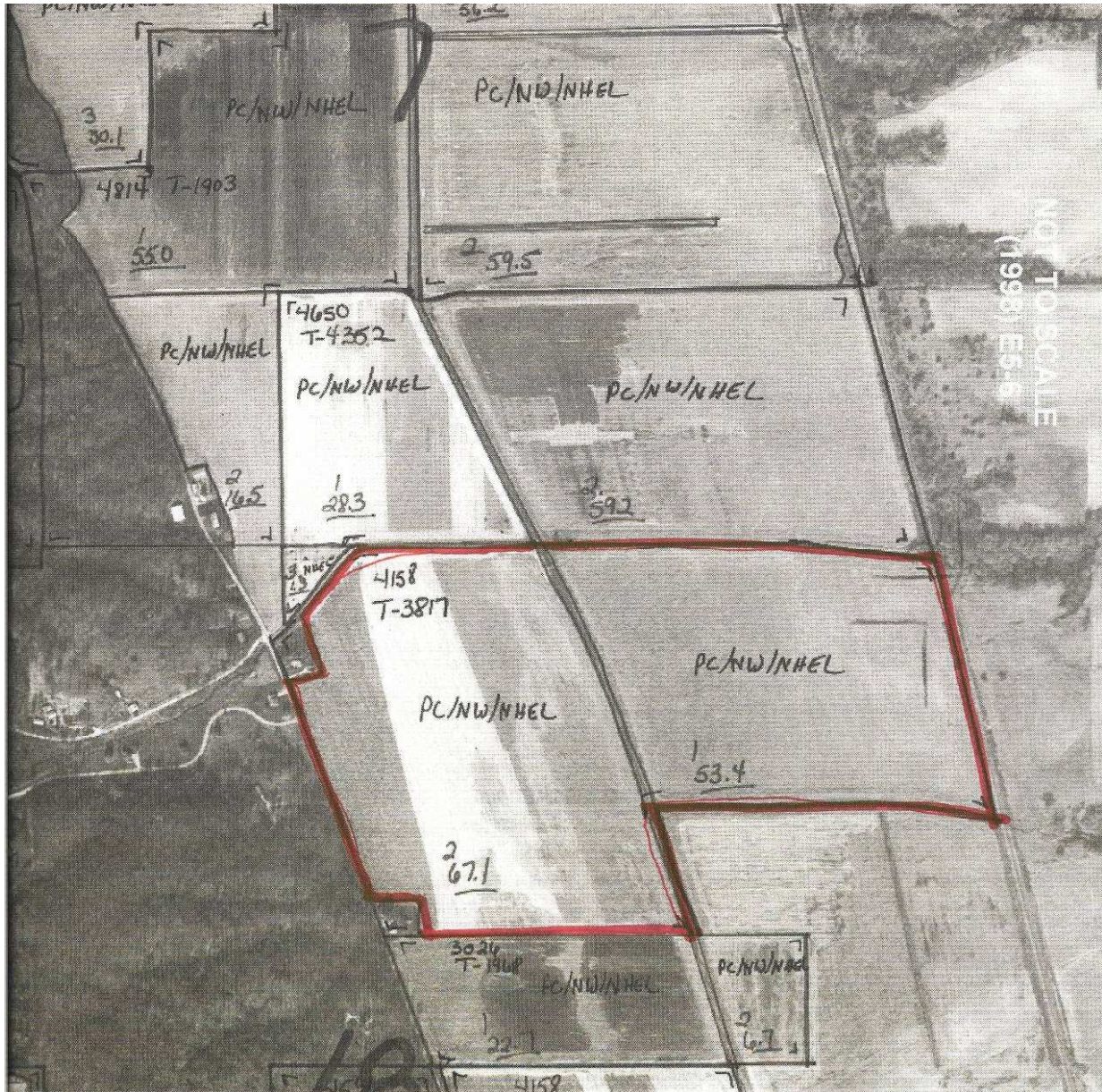
Legal:

NE 1/4 SEC 18 & PT NW 1/4 SEC 17
TWP 21N RNG 4E

Comments:

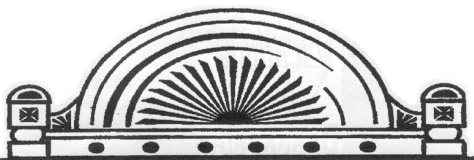
There are 60 +/- acres that are 25 ft deep of peat.

FSA MAP



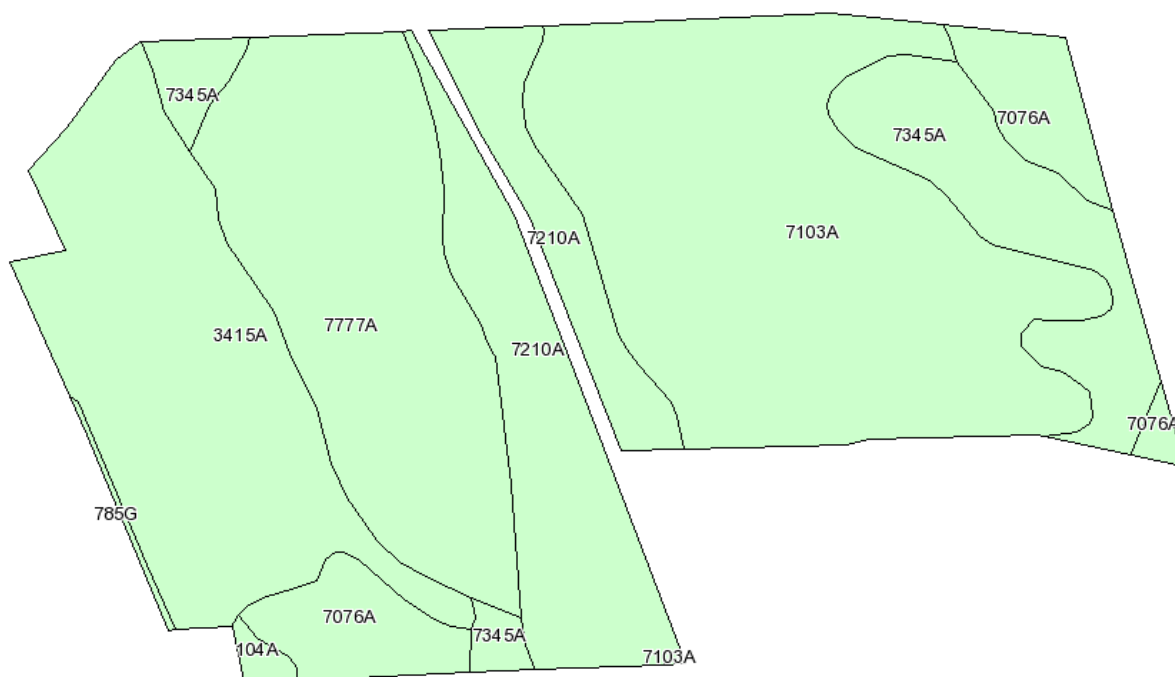
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AGRIDATA AERIAL

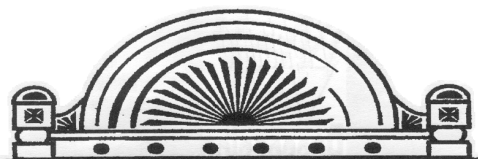


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SOIL MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	37.5	30.2%	IIIw	158		7		52	
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	24.4	19.8%	IIIw	146	4.1	6	72	46	54
7777A	Adrian muck, 0 to 2 percent slopes, rarely flooded	24.1	19.5%	IVw	132		5.8		44	
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	17.5	14.2%	IIIw	154		6.3		49	
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	11.6	9.4%	IIw	145	3.8	5.7	71	46	55
7076A	Otter silt loam, 0 to 2 percent slopes, rarely flooded	7.8	6.3%	IIw	168	5.1	7.5	84	55	64
104A	Virgil silt loam, 0 to 2 percent slopes	0.5	0.4%	I	164	5	7.3	87	50	63
785G	Lacrescent cobbly loam, 25 to 60 percent slopes	0.3	0.2%	VIIe						
Weighted Average					149.1	1.5	6.4	26.6	48.3	20.1



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PRODUCTION REPORT

U.S. Dept. of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM 6213
Prepared: 12/28/2004
Crop Year: 2005
Page: 2

NO.: 3817
RANGE UNIT NO.:
A-156EZ-R001

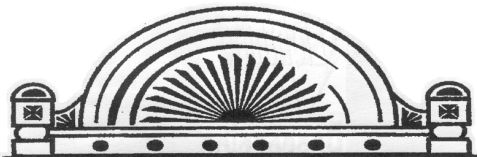
FARMLAND	CROPLAND	DCP CROPLAND	CRP CROPLAND ACRES	WBP ACRES	WRP ACRES	STATE CONSRV	OTHER CONSRV	EFF DCP CROPLAND	CRP MPL ACRES	DBL CROP ACRES
127.0	120.5	120.5	.0	.0	.0	.0	.0	120.5	.0	.0

CROP NAME	BASE ACRES	DIRECT TRACT YIELD	CC TRACT YIELD	CRP-15 REDUCTION ACRES	CRP TRACT YIELD	CRP PENDING ACRES
CORN	120.5	115	115	0.0	0	0.0

o Grid Descr: E-5 NE 1/4 SEC 18

OWNER 1 - KATHE VEGTER, 2 - JOHN VEGTER

HEL Q27 A027 WL CW FW PC AW MW PCW MG RW CWTE CWNA
N N N N N N N

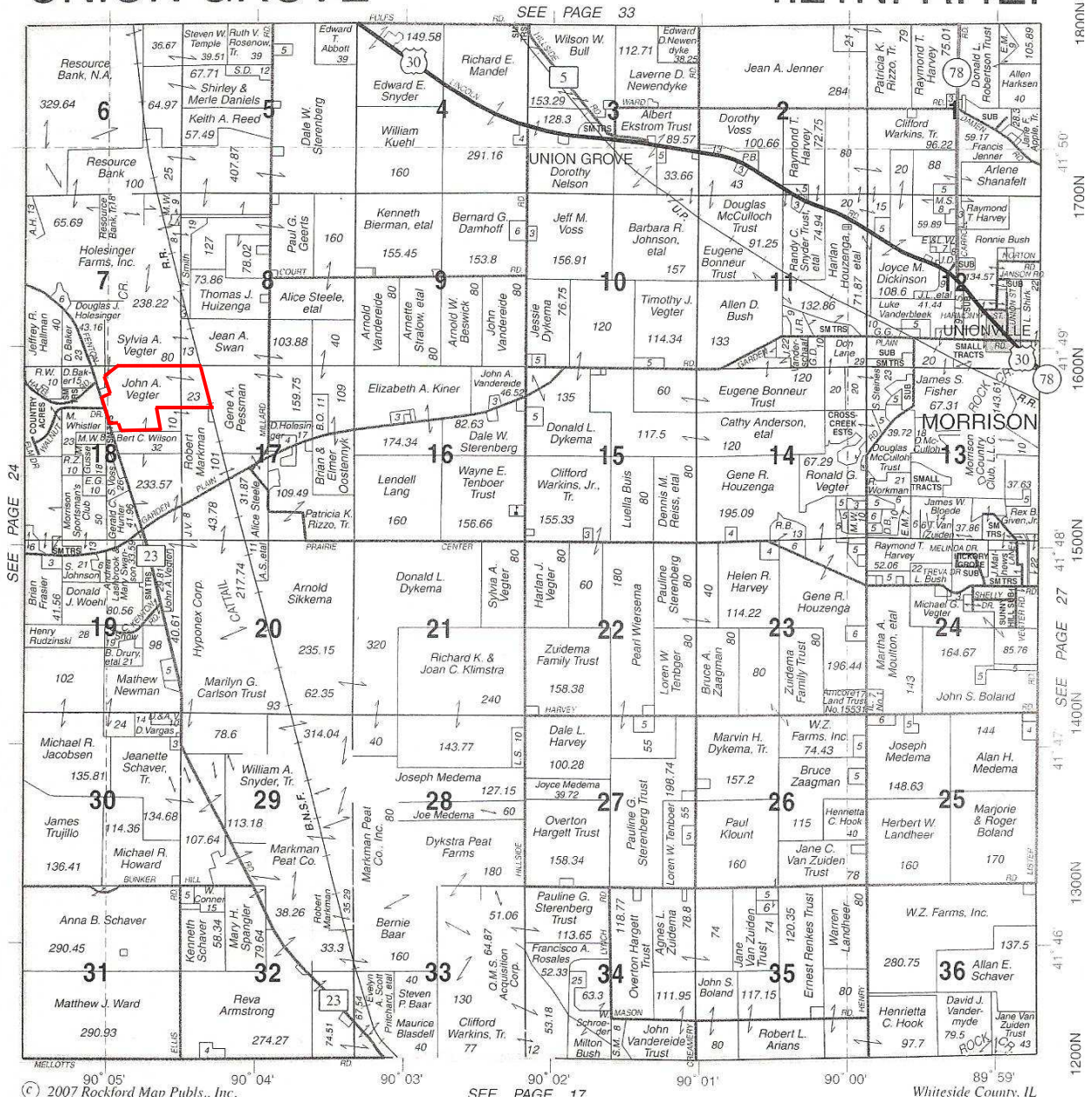


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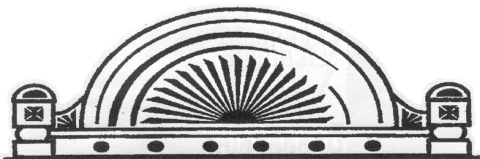
PLAT MAP

UNION GROVE

T.21N.-R.4E.



Directions: Going West on Route 30 in Morrison turn left onto Garden Plain Road. Turn north (right) onto Fenton Road. Acreage will be on the right side.



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