

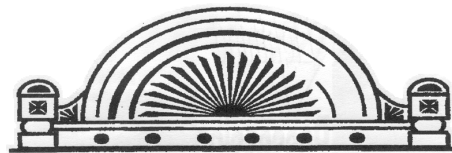
**FARM FOR SALE**  
**(Listed with Ed Ebersohl)**  
**26680 Fulfs Road**  
**Sterling, IL 61081**

**\$850,000 for House, Buildings and 93.215 Acres**  
**OR**

**\$225,000 for 5 acres and buildings**  
**\$35,000 for 2.63 acre building lot**  
**85 +/- acres at \$6,950/surveyed acre**



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](mailto:kenny@kenkoprealty.com)  
Website: [www.kenkoprealty.com](http://www.kenkoprealty.com)

# Salient Facts



**Kenneth W. Kophamer**

Road of Access: Fulfs Road  
City: Sterling, IL  
County: Whiteside  
Township: Jordan  
Acreage: 93.215  
Tillable Acreage: 80  
Zoning: Agriculture  
Average PI: 113 (approximately)  
Total Acres: 93.03 +/-  
Tillable Acres: 80

## Real Estate Tax Information:

Parcel #	Acres	Taxes	Total
		'07/ pay '08	Assessed Value
05-31-400-001	93.03	\$1,801.40	\$32,091

## Current Lease Information:

- **House: \$750/month** with utilities paid by tenant.
- **Crop land has a 50/50 lease in place through March 1, 2010.**

## Room Measurements:

### Main Floor:

Kitchen: 14 x 14  
Living Room: 29 x 23  
Dining Room: 13 x 16  
Front Porch: 7 x 23  
Master Bedroom: 13 x 9  
Walk-in closet: 8 x 6  
Master Bath (full): 9 x 9

### Second Floor:

Bedroom: 18 x 12  
Bedroom: 13 x 9  
Bedroom: 8 x 11  
Bedroom: 9 x 9  
3/4 Bath: 7 x 6

## Description of the Improvements

The 2 story home with 5 bedrooms and 1.75 baths has had many updates including newer laminate hardwood floors in the living room and dining room, a remodeled kitchen, new paint throughout and updated electrical service. There is a 2 stall attached garage with concrete walls and floor. A radon mitigation system in place. There is also a partial limestone and concrete block foundation basement with a concrete floor. The property also has a GFA heat, 200 amp electrical service, a generator switch, a 380 feet deep well, septic system, and central air conditioning. The porch roof is about 7 years old and the rest of the roof is 10 years old. The second floor contains four bedrooms and a newly remodeled 1/4 bath.. The laundry room is on the main floor. The living room has a functional wood burning fireplace. **The house has a total of 2,072 square feet.** The house is well kept and in turn key condition. Appliances included in the sale are as follows: dishwasher, stove and refrigerator. Also included is a barn and shed. The barn is in good condition. The land was completely tiled with 6" and 4" tile in 2007.

**Barn:** 32' x 48' (1,536 SF) – Good Condition – The barn has steel siding and a recently replaced composite shingle roof. About 16' in a shop area of the barn has a concrete floor. The rest of the building has a dirt floor.

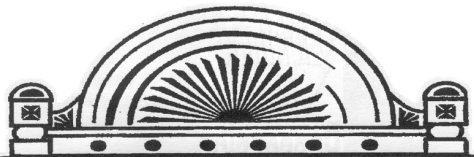
**Implement Shed:** 30' x 50' (1,500 SF) – Average Condition – The implement shed has steel siding and a steel roof. There is one overhead door and one sliding door. The floor is partial concrete and partial dirt.

- **This property is listed with Ed Ebersohl. Ken Kophamer will only be representing a buyer.**

# LAND AND SOIL INFORMATION

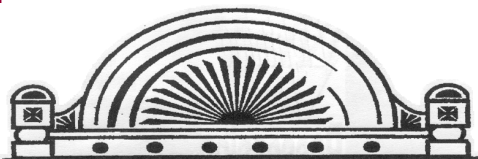
Soil Types	Class	Slope	PI	Acres	Total PI
279C2 Rozetta, silt loam	III e	5-10%	115	1.60	184.00
280C2 Fayette, silt loam	III e	5-10%	118	19.93	2,351.74
386B Downs, silt loam	II e	2-5%	139	13.90	1,932.10
943D3 Seaton-Timula, silt loam	IV e	10-15%	95	10.40	988.00
943E3 Seaton-Timula, silt loam	VI e	15-25%	88	6.30	554.40
943F2 Seaton-Timula, silt loam	VI e	18-35%	85	3.90	331.50
3415 Orion, silt loam	III w	n/a	100	1.60	160.00
3451 Lawson, silt loam	III w	n/a	125	1.30	162.50
<b>Total</b>				<b>58.93</b>	<b>6,664.24</b>
<b>Average Productivity Index</b>			<b>113</b>		

- ♦ The soil information was provided by an appraisal done in 2006. Approximately 22 acres of pasture land was recently converted to tillable acreage making the total tillable acres 80 +/- acres.
- ♦ The non tillable land includes the buildings and adjoining pasture plus land along the creek which is an excellent deer and turkey area.
- ♦ 180.0 + provable corn yield for Federal Crop Insurance purposes.
- ♦ 50/50 crop lease with tenant in place until 3/1/2010. Net per acre rent in 2007 and 2008 exceeded \$300 per acre.



**Kenneth W. Kophamer Realty**

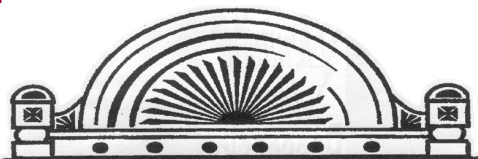
## Pictures



**Kenneth W. Kophamer Realty**

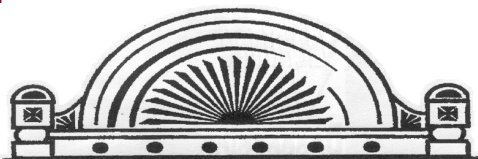
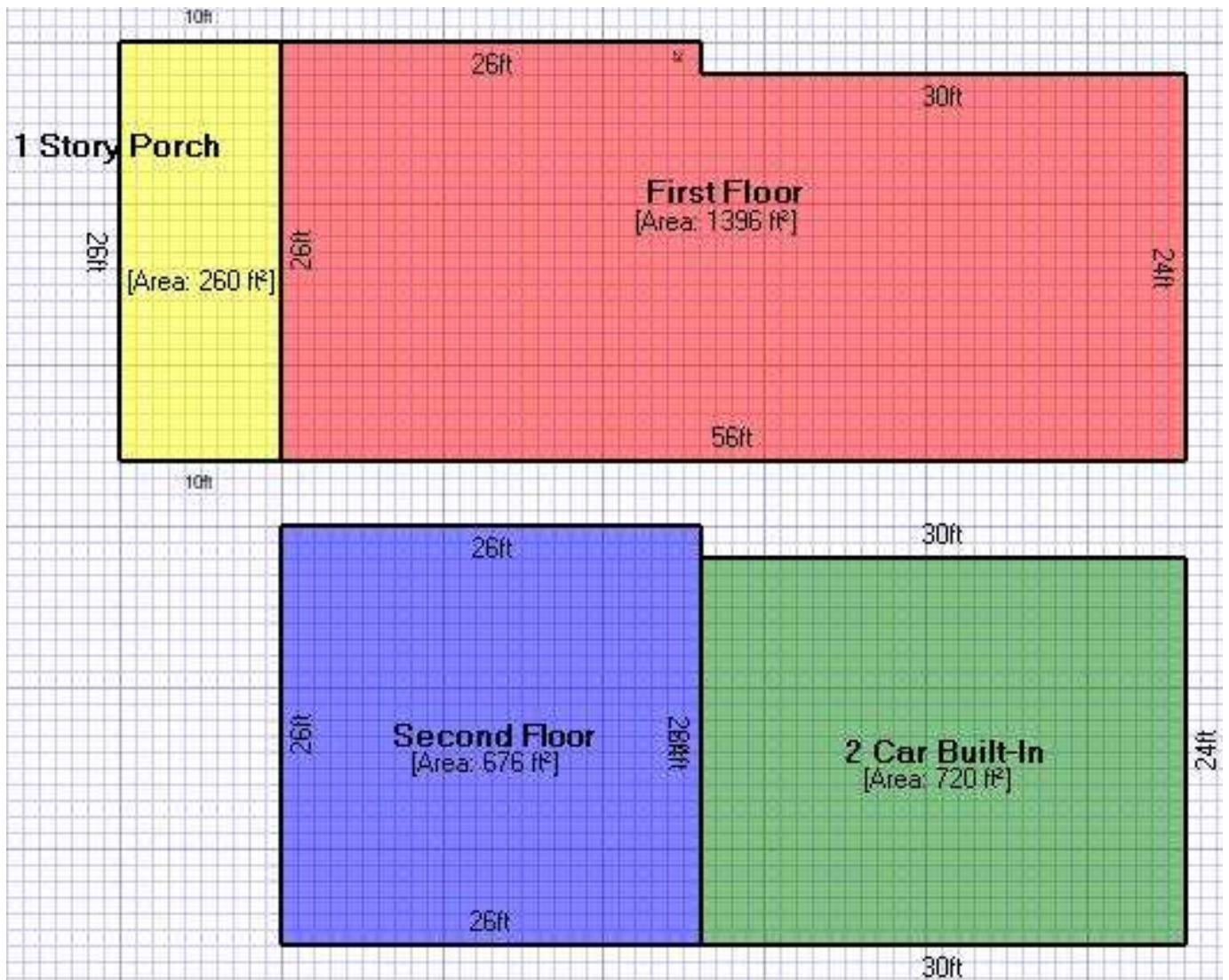


## Pictures



**Kenneth W. Kophamer Realty**

# HOUSE SKETCH

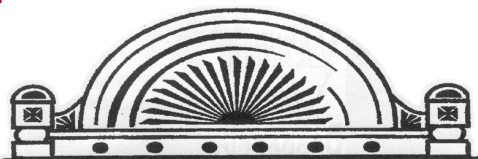


**Kenneth W. Kophamer Realty**



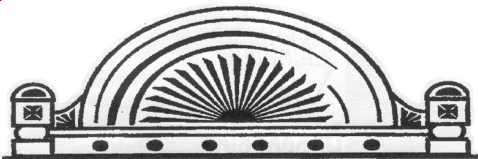
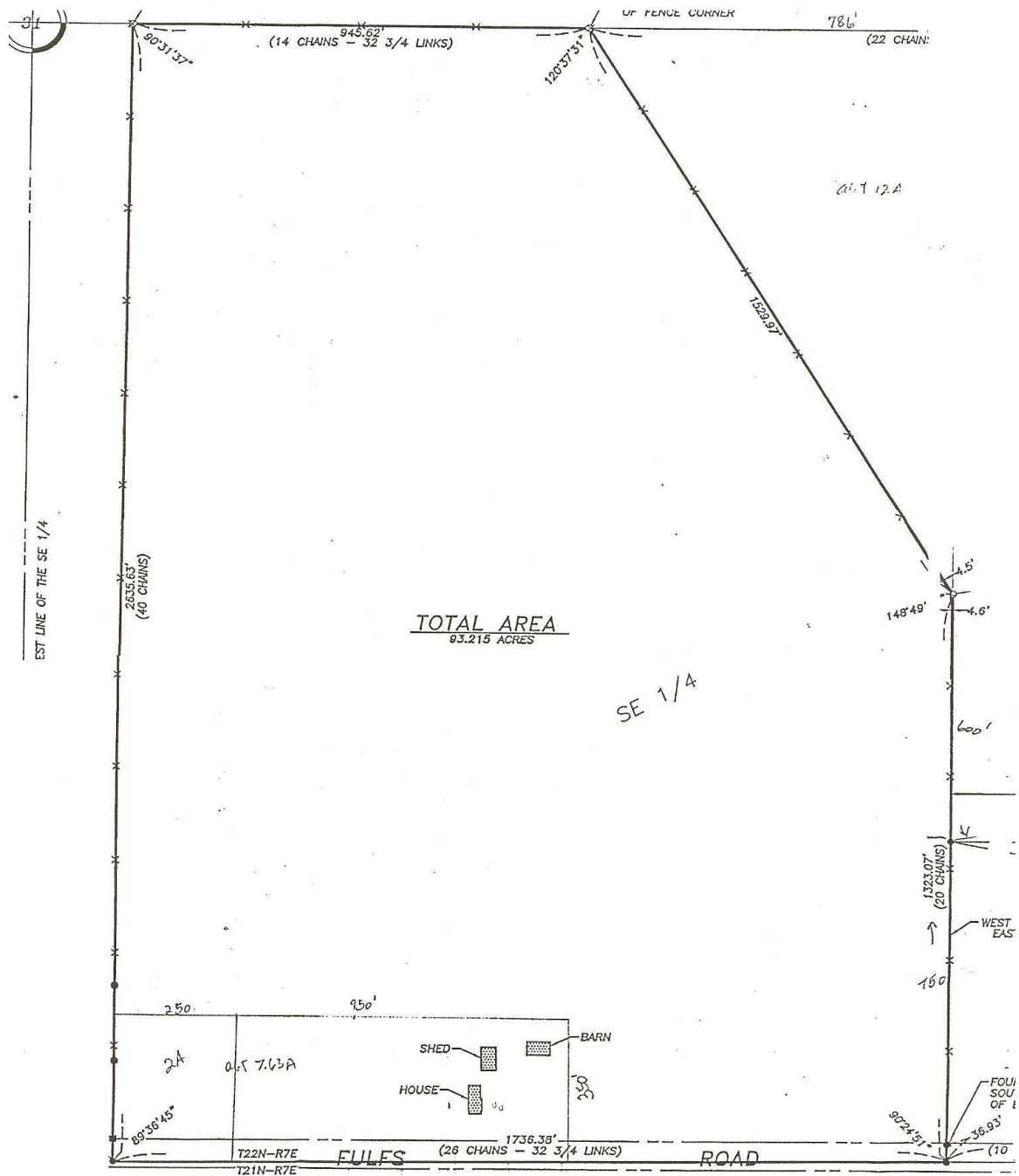
# LEGAL DESCRIPTION

Part of the Southeast quarter of Section 31 in Township 22 North, Range 7 East of the 4th P.M. described as follows, to wit: Beginning at a point 10 chains and 50 links West from the Southeast corner of said Southeast quarter; thence running North 20 chains; thence Northwesterly to a point 22 chains and 50 links West from the Northeast corner of said Southeast Quarter; thence West 14 chains 32 3/4 links, on one-half Section line; thence South 40 chains; thence East 26 chains 32 3/4 links to the place of beginning; containing 93.31 acres, more or less, situated in the County of Whiteside, State of Illinois



**Kenneth W. Kophamer Realty**

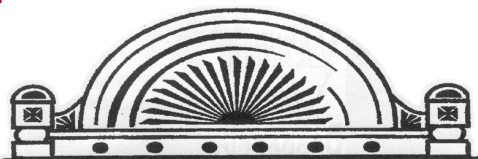
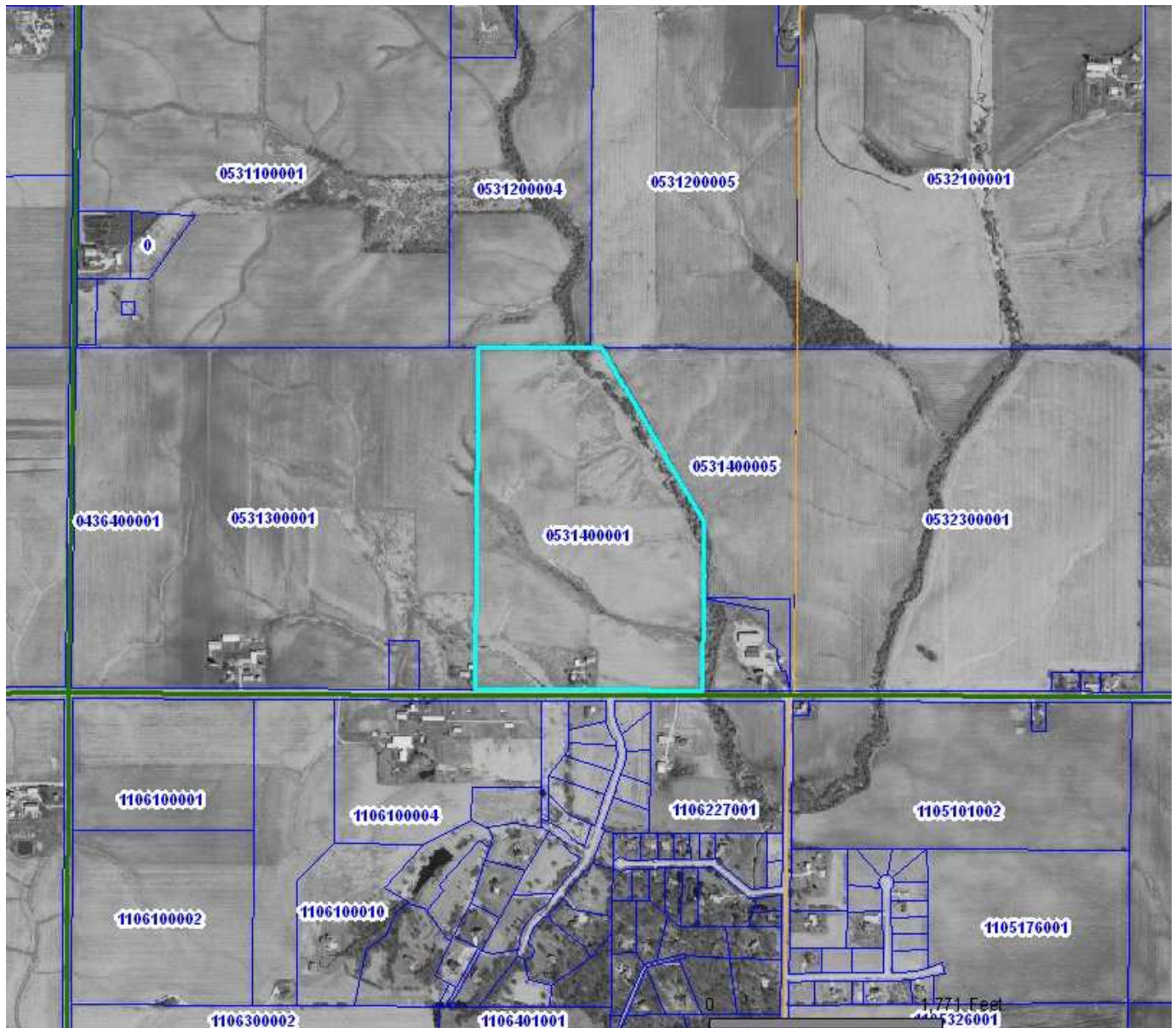
# SURVEY



**Kenneth W. Kophamer Realty**

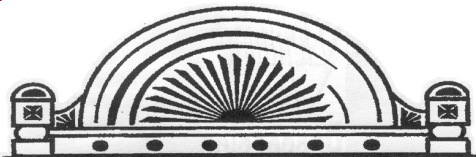
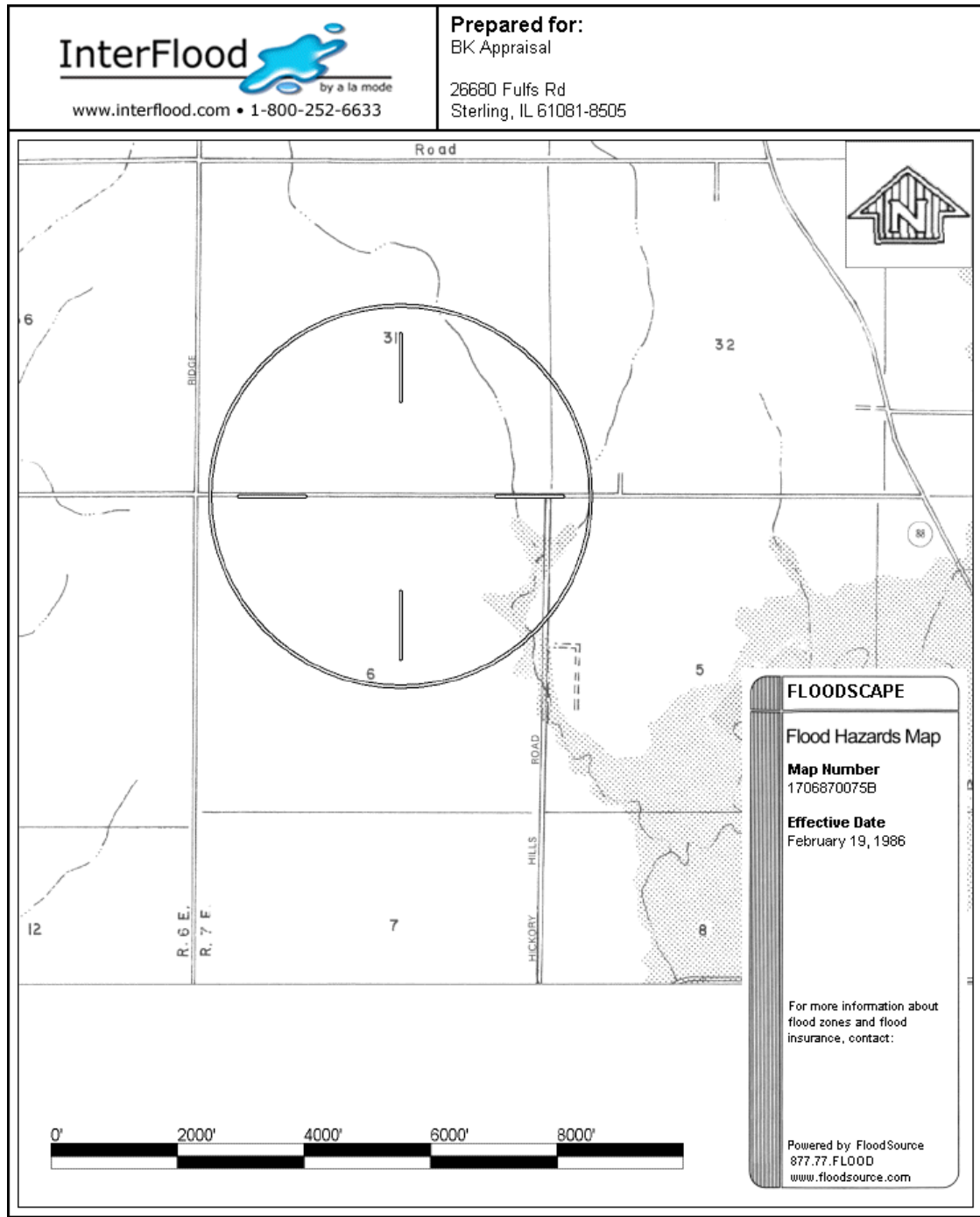


# TAX MAP



**Kenneth W. Kophamer Realty**

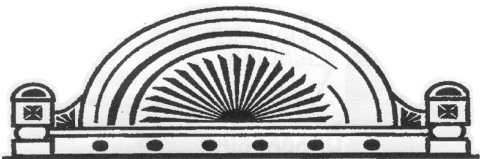
# FLOOD MAP



**Kenneth W. Kophamer Realty**



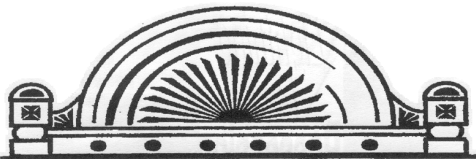
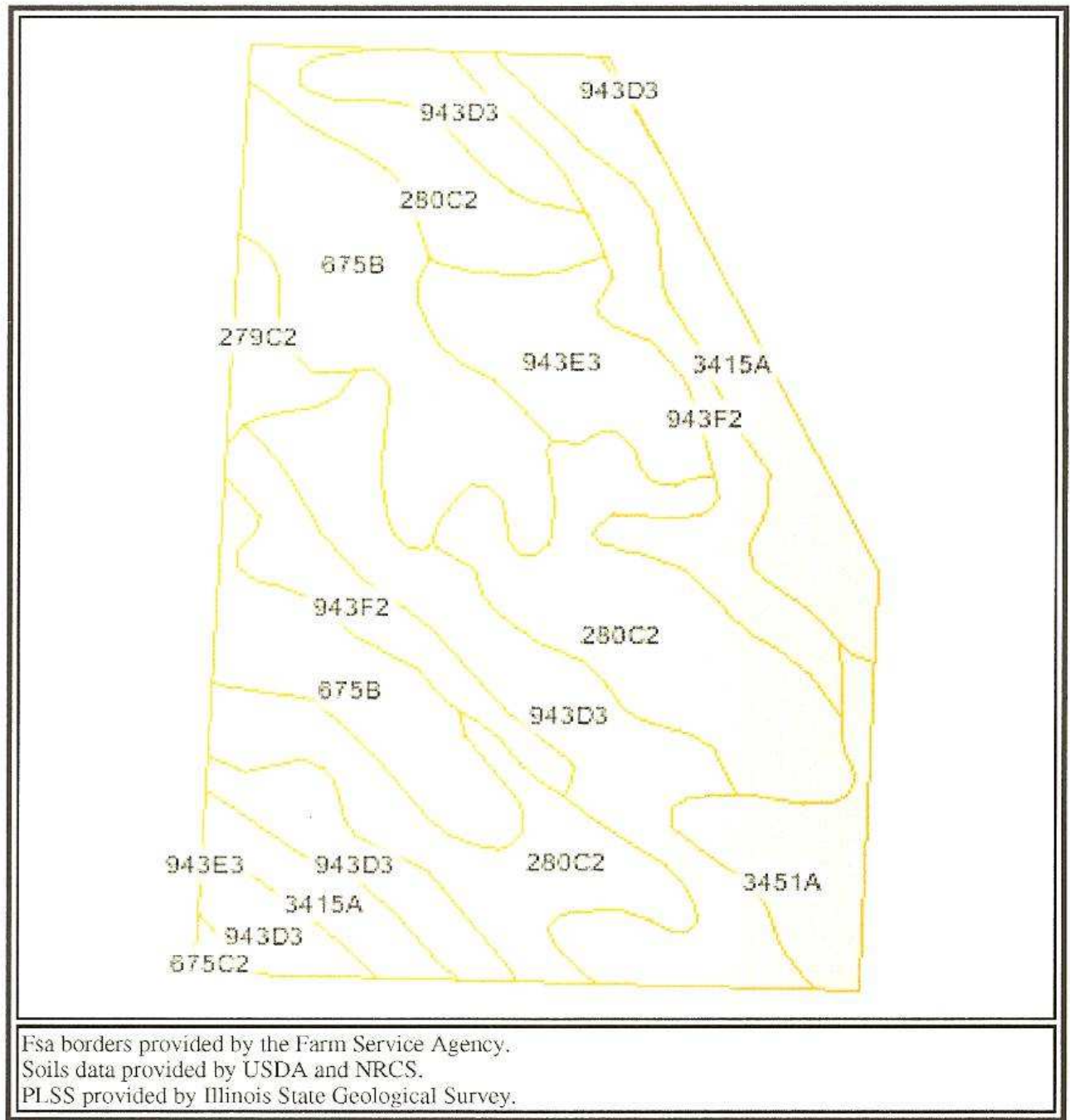
# AERIAL MAP



**Kenneth W. Kophamer Realty**



# SOIL MAP



**Kenneth W. Kophamer Realty**

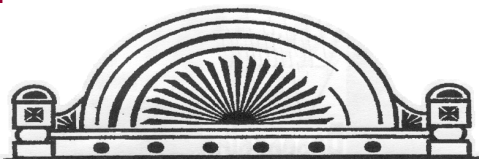
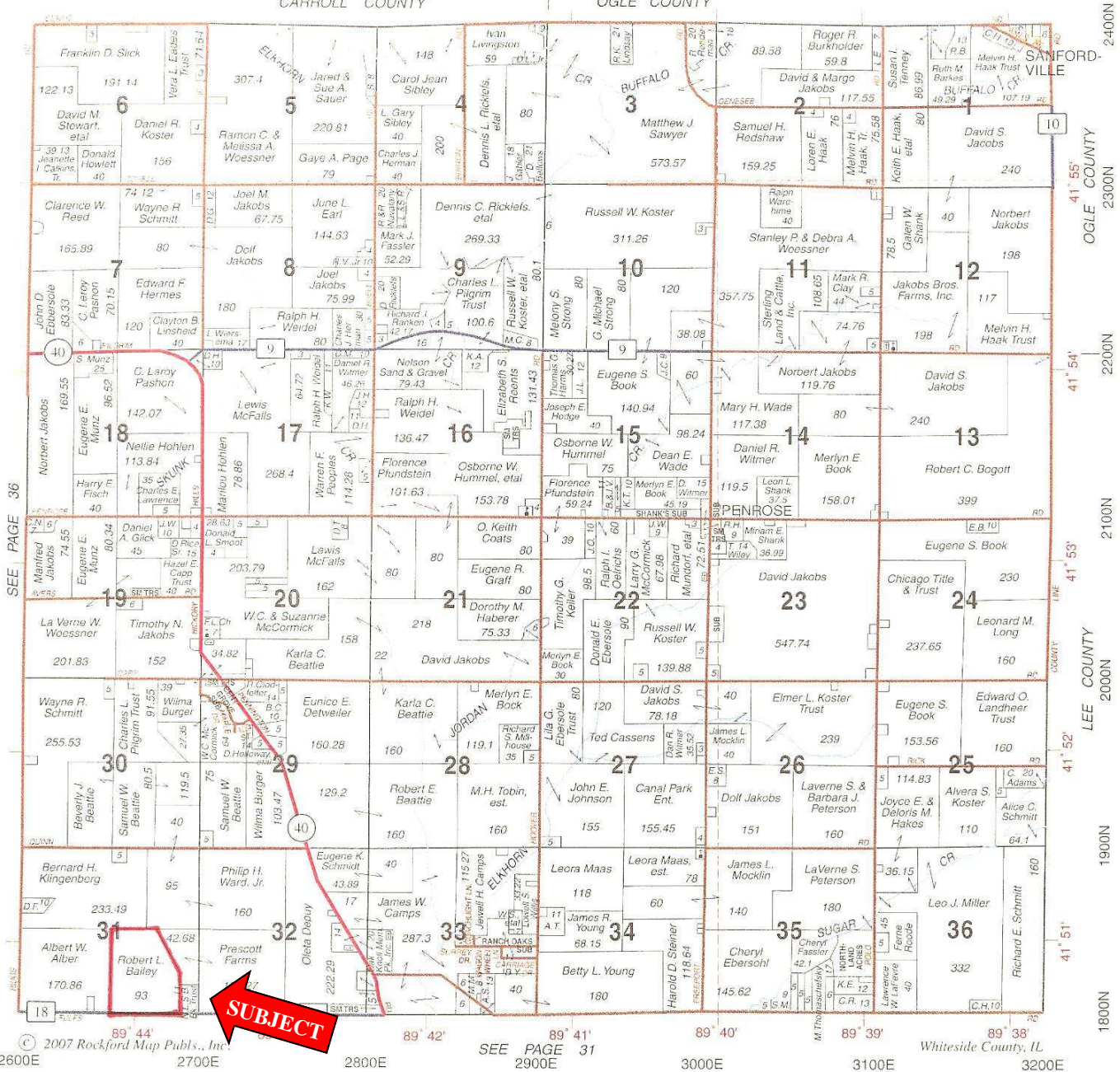
# PLAT MAP

JORDAN

CARROLL COUNTY

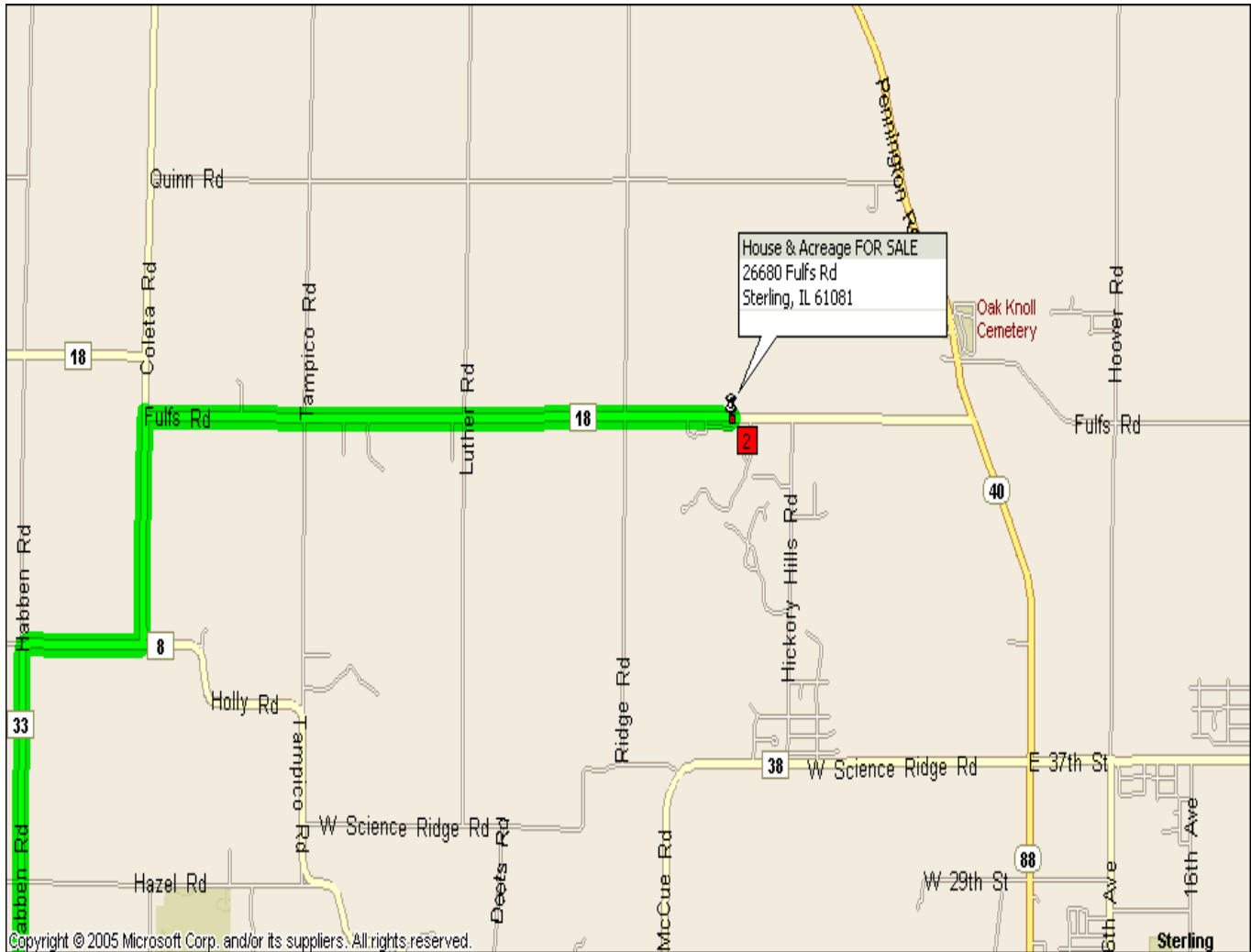
OGLE COUNTY

T.22N.-R.7E.

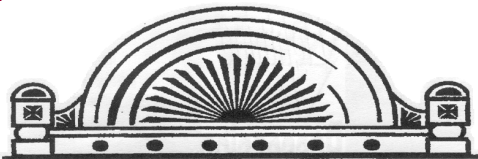


**Kenneth W. Kophamer Realty**

# LOCATION MAP



**Directions:** Heading east out of Morrison on Route 30, turn left onto Habben Road. Turn right onto Holly Road. Turn left onto Coleta Road. Turn right onto Fulfs Road. Property will be on the left.



**Kenneth W. Kophamer Realty**