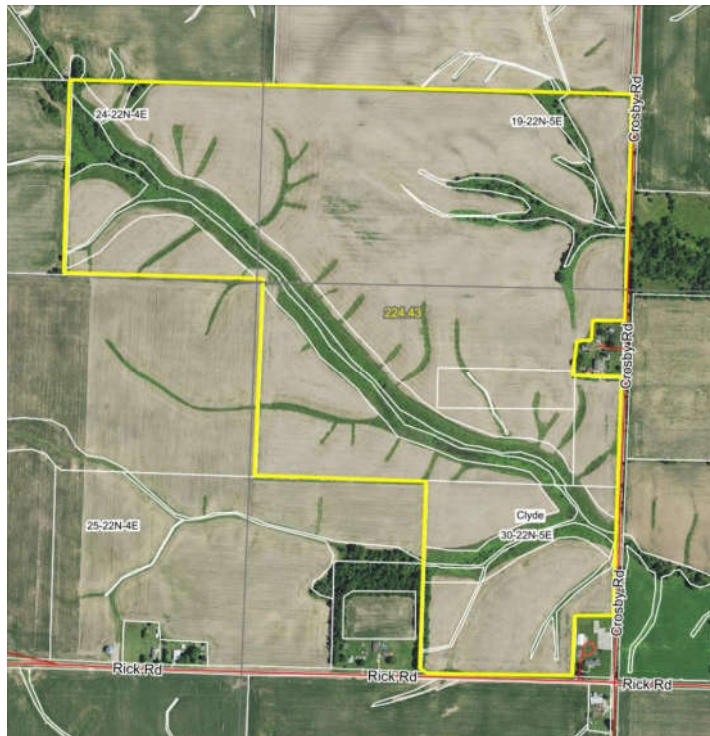


**224.43 +/- Acres
FOR SALE
\$9,800/surveyed acre
\$2,199,414
Clyde & Ustick Townships MLS#12414204**



Information thought to be accurate but not guaranteed.



Larry Brackemyer
Licensed IL Broker
Mobile: (815) 499-8650
Email: larry@kenkoprealty.com



118 E. Main St.
Morrison, IL 61270
Phone: (815) 772-2728
Fax: (815) 772-8134
Website:
www.kenkoprealty.com

Salient Facts



Kophamer & Blean

Road of Access: Crosby Road
City: Morrison
County: Whiteside
Township: Clyde and Ustick
Section: Section 24 in Ustick and Sections 19 & 30 in Clyde
Lot Size: 224.43 +/- acres
Tillable Acres: 212.05
Average PI: 97.5
Zoned: Agricultural

2024 Real Estate Taxes Payable 2025:

Parcel #02-24-400-004

Amount: \$815.58
Assessed Value: \$11,210
Tax Rate: 7.275400
Acres: 39.99
Brief Legal: SE SE SEC 24 TWP 22 RNG 4

Parcel #03-30-100-006

Amount: \$702.76
Assessed Value: \$9,301
Tax Rate: 7.555600
Acres: 36.98
Brief Legal: SE NW EXC S 464.81 OF E 285.36 SEC 30 TWP 22 RNG 5

Parcel #03-30-100-008

Amount: \$1,702.96
Assessed Value: \$22,539
Tax Rate: 7.555600
Acres: 71.87
Brief Legal: PT N 1/2 NW SEC 30 TWP 22 RNG 5

Parcel #03-19-300-003

Amount: \$2,198.38
Assessed Value: \$29,096
Tax Rate: 7.555600
Acres: 75.59
Brief Legal: S 1/2 SW SEC 19 TWP 22 RNG 5

Total Tax Amount: \$5,419.68

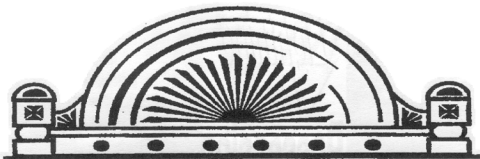
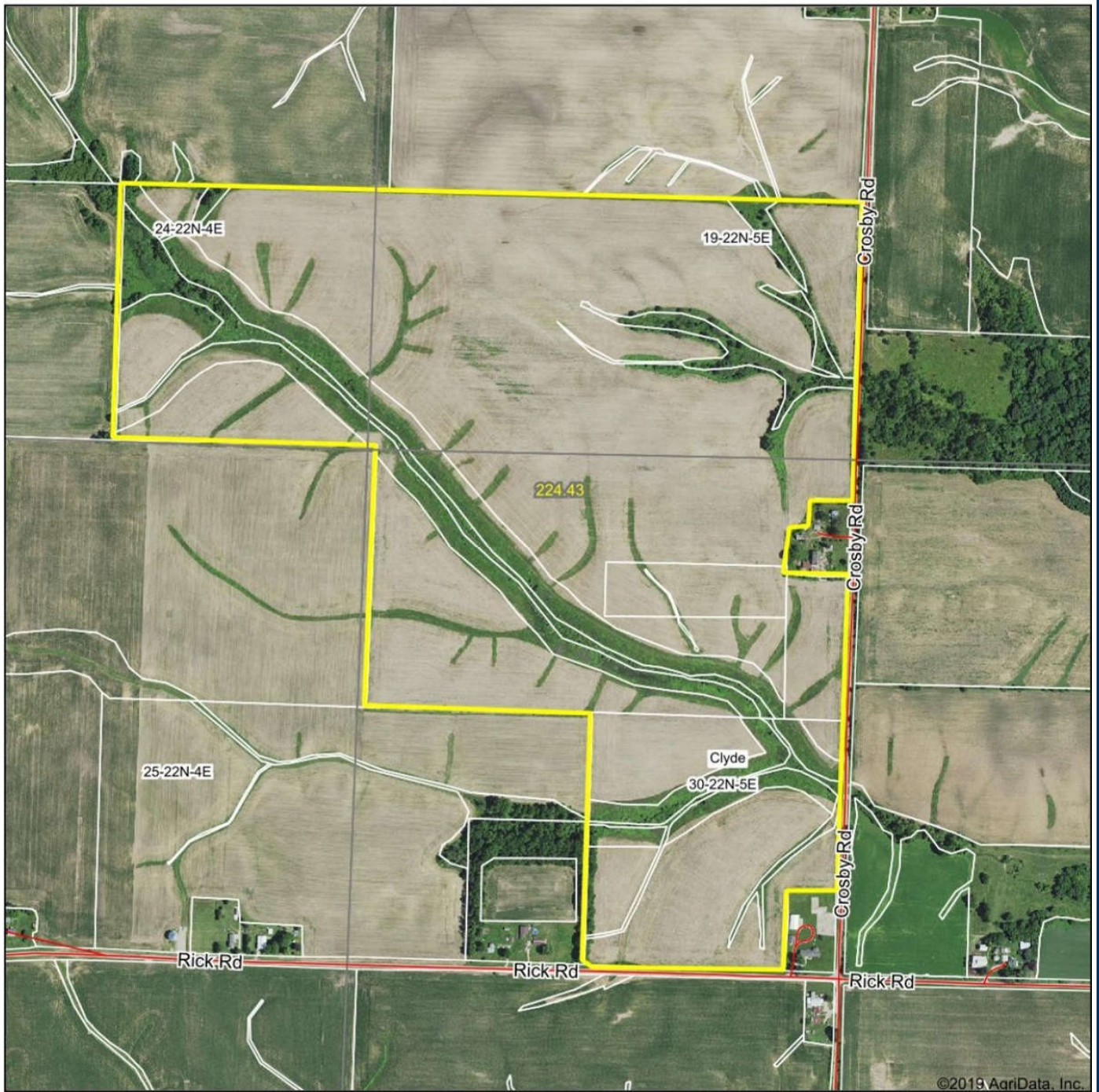
Total Assessed Value: \$72,146

Total Tax Acres: 224.43

YIELD INFORMATION:

<u>CROP</u>	<u>BASE ACRES</u>	<u>YIELD</u>
Corn	199.09	182

AGRIDATA MAP



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FSA MAP

Farm 9378

Tract 289

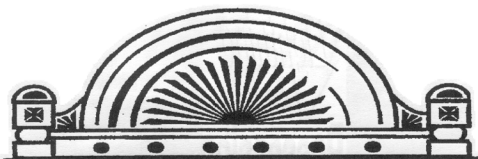
2025 Program Year

CLU	Acres	HEL	Crop
1	11.7	HEL	
7	0.3	HEL	
10	0.4	HEL	
11	0.1	HEL	
12	0.1	HEL	
14	2.83	UHEL	NC
16	0.66	HEL	
17	0.8	HEL	
18	8.8	HEL	
51	1.0	HEL	
53	0.5	HEL	
54	0.2	HEL	
55	0.2	HEL	
56	0.2	HEL	
57	0.1	HEL	
58	0.7	HEL	
64	0.2	HEL	
66	0.2	HEL	
68	0.2	HEL	
70	1.1	HEL	
72	0.3	HEL	
74	0.81	HEL	
76	0.3	HEL	
90	0.3	HEL	
93	0.3	HEL	
101	5.21	HEL	
108	5.22	UHEL	NC
113	0.4	HEL	
121	11.56	HEL	
124	18.55	HEL	

CLU	Acres	HEL	Crop
125	0.46	HEL	
127	0.18	HEL	
128	0.56	HEL	NC
130	107.68	HEL	
132	5.59	UHEL	NC
133	0.15	UHEL	NC
134	3.03	HEL	

Page Cropland Total: 176.54 acres

Tract Boundary
Common Land Unit
cropland_indicator_3CM
Cropland
Non-Cropland
CRP
Wetland Determination Identifiers
● Restricted Use
▲ Limited Restrictions
■ Exempt from Conservation Compliance Provisions



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FSA MAP



United States
Department of
Agriculture

Whiteside County, Illinois

Map Created January 13, 2025

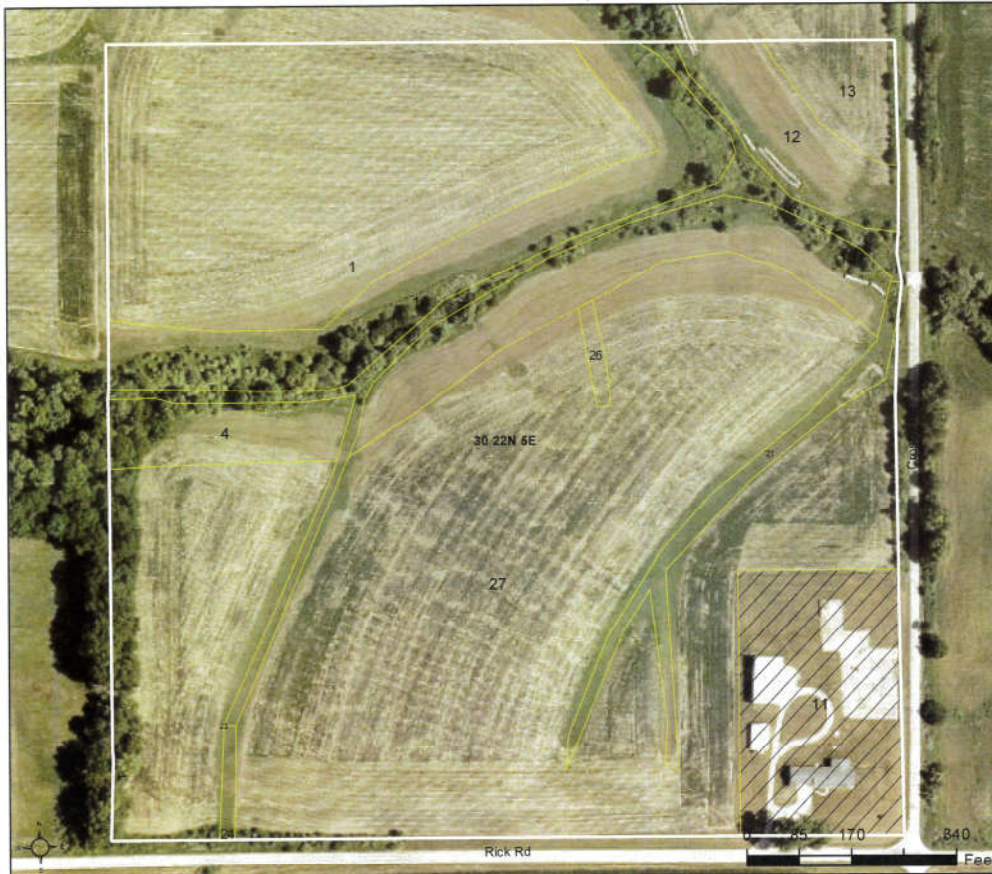
All Non-Irrigated
All for Grain
Unless Noted on Map

Farm 9378
Tract 7070

2025 Program Year

CLU	Acres	HEL	Crop
1	7.13	HEL	
4	0.9	HEL	
11	2.62	UHEL	NC
12	1.1	NHEL	
13	0.66	NHEL	
14	2.8	HEL	
15	2.0	HEL	
21	0.7	HEL	
23	1.07	HEL	
24	0.1	HEL	
26	0.1	HEL	
27	18.95	HEL	

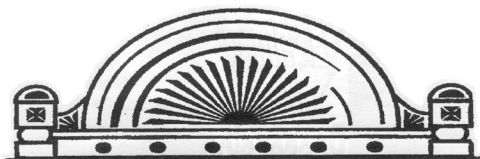
Page Cropland Total: 35.51 acres



Tract Boundary
Common Land Unit
cropland_indicator_3CM
Cropland
Non-Cropland
CRP

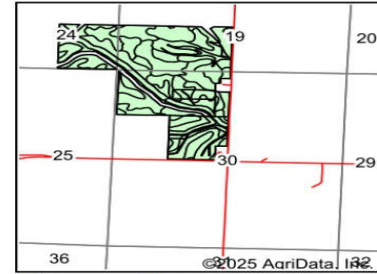
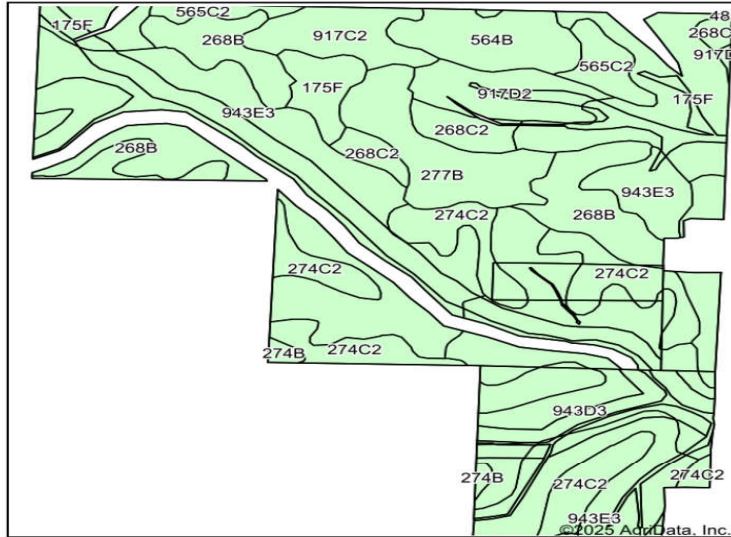
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



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SOIL MAP AND INFORMATION



State: **Illinois**
 County: **Whiteside**
 Location: **30-22N-5E**
 Township: **Clyde**
 Acres: **212.14**
 Date: **7/8/2025**



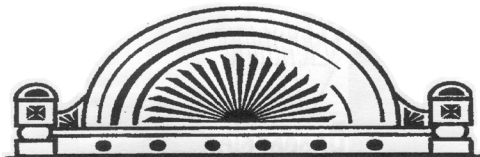
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

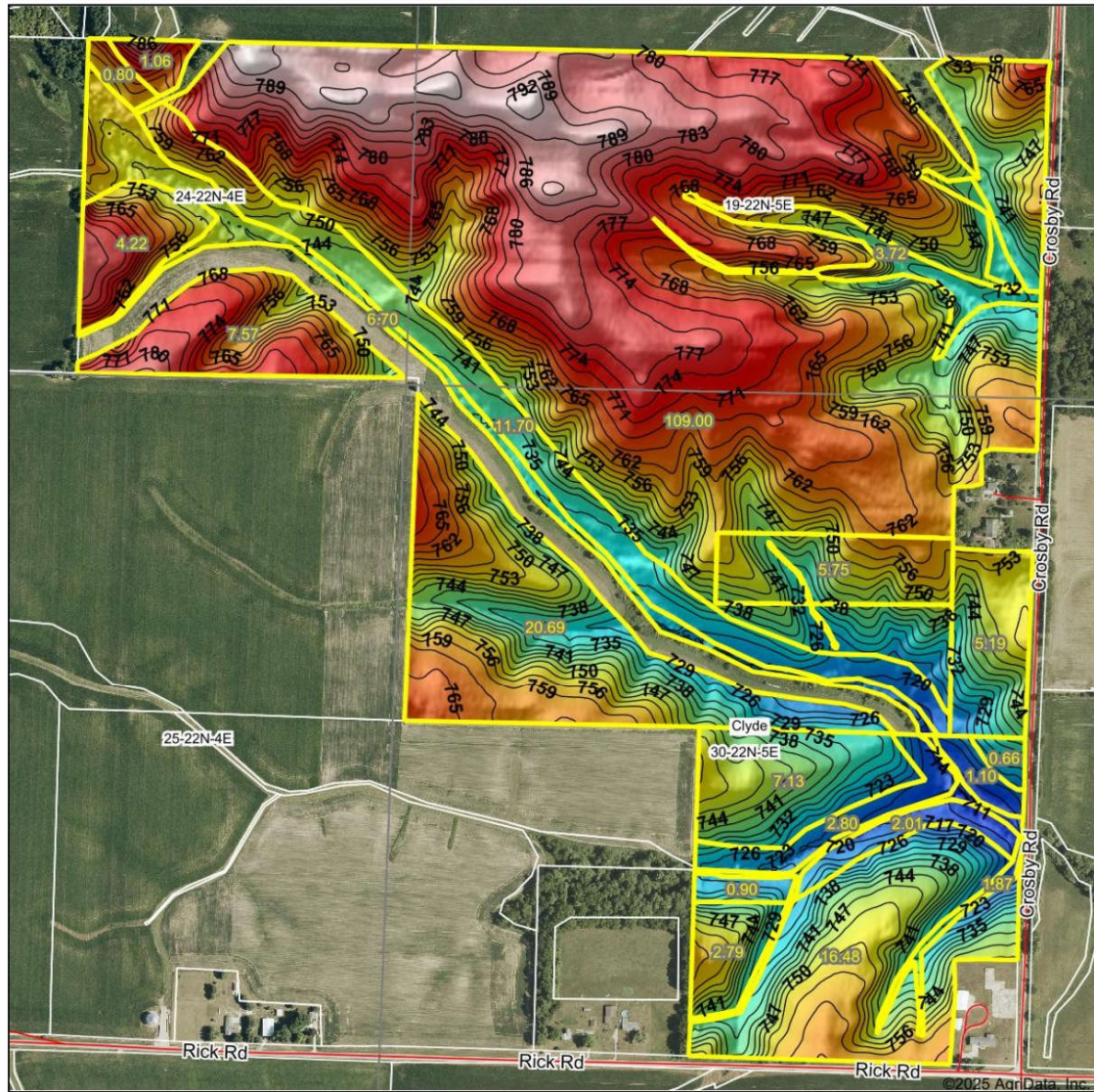
Area Symbol: IL195, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**943E3	Seaton-Timula silt loams, 18 to 25 percent slopes, severely eroded	62.29	29.3%	FAV	**108	**35	**79	46	46	29	30
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	27.70	13.1%	FAV	**126	**40	**92	70	70	59	54
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	26.68	12.6%	FAV	**154	**47	**112	88	88	73	74
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	24.12	11.4%	FAV	**96	**32	**72	16	16	13	7
**268B	Mt. Carroll silt loam, 2 to 5 percent slopes	21.34	10.1%	FAV	**181	**56	**133	92	92	76	84
**277B	Port Byron silt loam, 2 to 5 percent slopes	11.91	5.6%	FAV	**194	**60	**143	93	93	77	81
**564B	Waukegan silt loam, 2 to 5 percent slopes	8.72	4.1%	FAV	**160	**52	**118	88	88	71	63
**917D2	Oakville-Tell complex, 10 to 18 percent slopes, eroded	8.03	3.8%	FAV	**112	**38	**83	52	52	44	35
**917C2	Oakville-Tell complex, 5 to 10 percent slopes, eroded	7.07	3.3%	FAV	**117	**41	**88	50	50	43	35
**268C2	Mt. Carroll silt loam, 5 to 10 percent slopes, eroded	5.97	2.8%	FAV	**170	**53	**125	86	86	68	69
**565C2	Tell silt loam, 5 to 10 percent slopes, eroded	5.18	2.4%	FAV	**142	**47	**104	80	80	64	64
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	2.13	1.0%	FAV	**144	**44	**104	80	80	65	63
**274B	Seaton silt loam, 2 to 5 percent slopes	1.00	0.5%	FAV	**164	**50	**119	94	94	79	86
Weighted Average					132.7	42.3	97.5	*n 62.9	*n 62.9	*n 49.4	*n 48.6



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TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

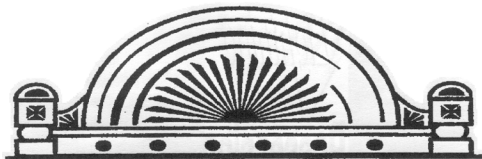
Source: USGS 3 meter dem
Interval(ft): 3
Min: 707.8
Max: 794.8
Range: 87.0
Average: 755.8
Standard Deviation: 18.73 ft

0ft 612ft 1224ft



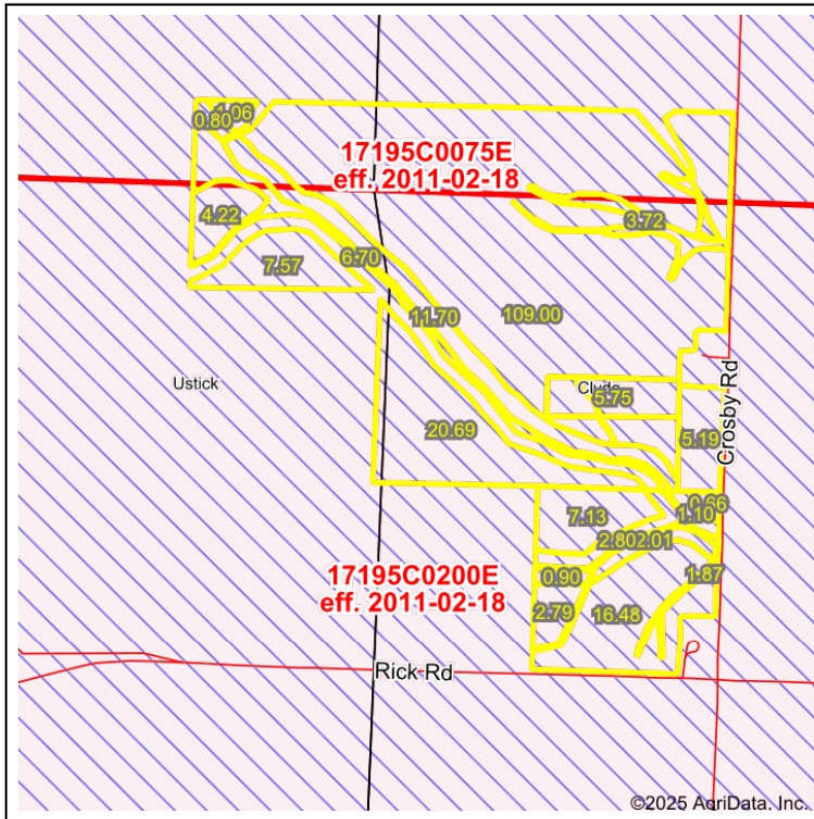
30-22N-5E
Whiteside County
Illinois

Boundary Center: 41° 52' 16.63, -89° 58' 33.24



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FEMA REPORT



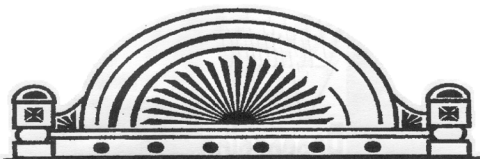
Map Center: 41° 52' 14.64, -89° 58' 36.81
 State: IL Acres: 212.14
 County: Whiteside Date: 7/8/2025
 Location: 30-22N-5E
 Township: Clyde



Maps Provided By:



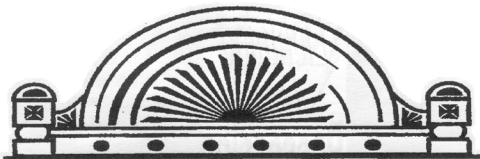
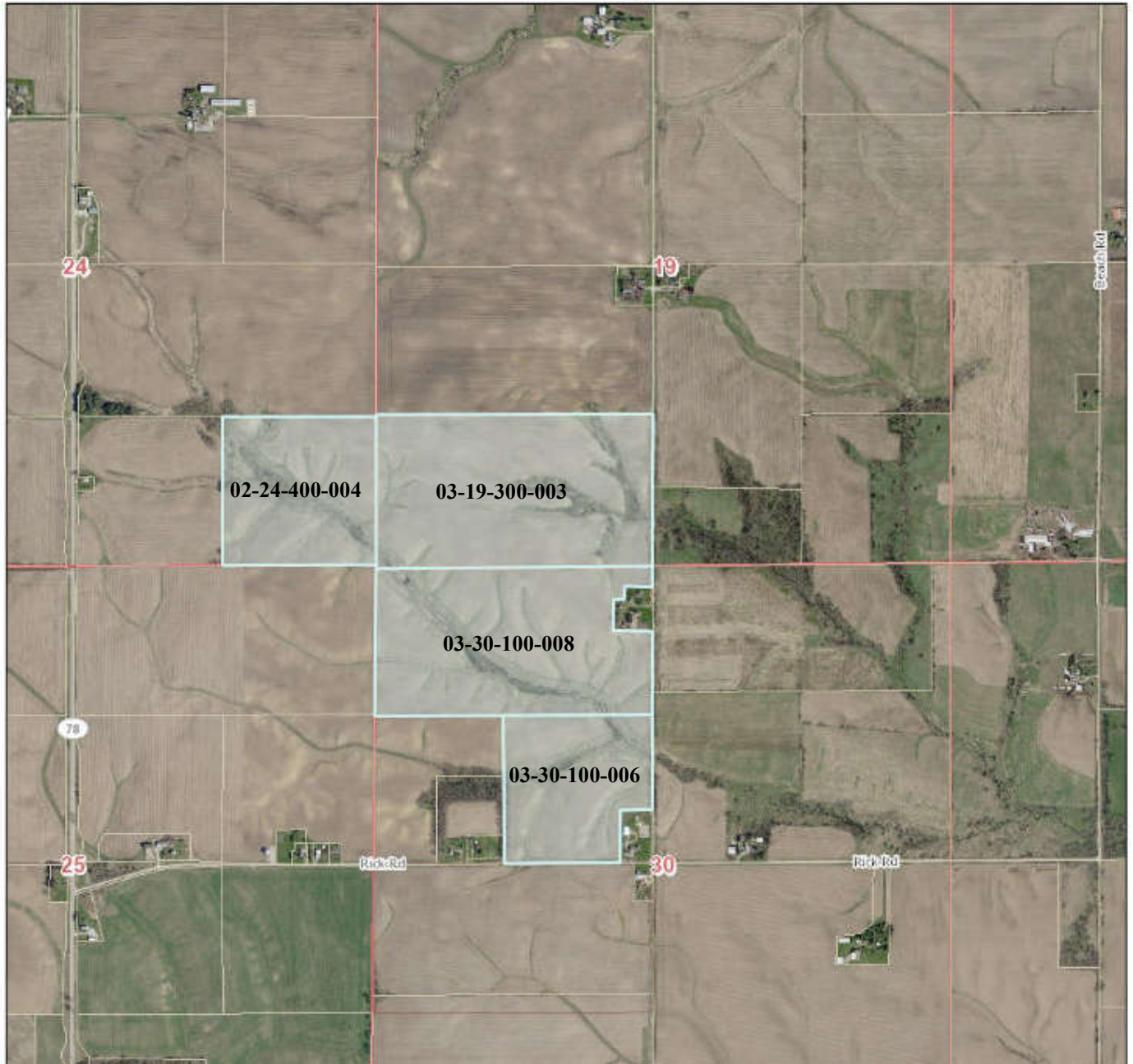
Name	Number	County	NFIP Participation	Acres	Percent
Whiteside County	170687	Whiteside	Regular	212.14	100%
Total				212.14	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	212.14	100%
Total				212.14	100%
Panel		Effective Date		Acres	Percent
17195C0200E		2/18/2011		160.83	75.8%
17195C0075E		2/18/2011		51.31	24.2%
Total				212.14	100%



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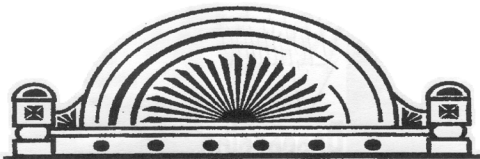
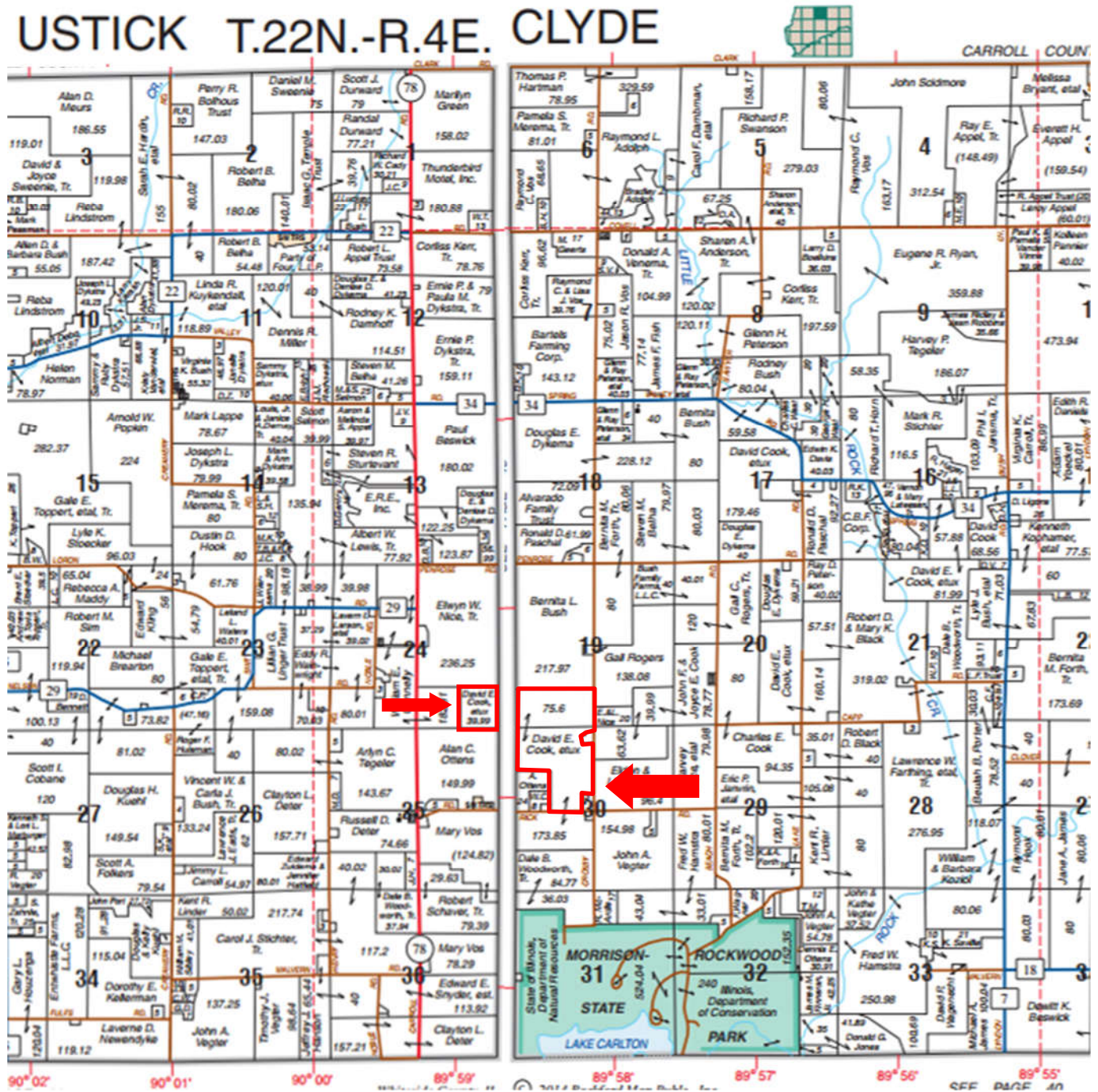
TAX MAP

Whiteside County Illinois



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PLAT MAP



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