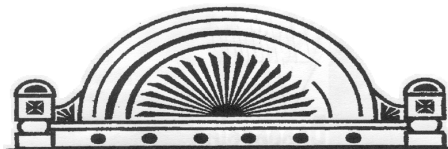


WALTERS ESTATE
36.57 +/- ACRES
\$5,500/SURVEYED ACRE OR
\$201,135
MLS # KKR9037



Information thought to be accurate but not guaranteed.

Kenneth W. Kophamer Realty



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Salient Facts



Kenneth W. Kophamer

Road of Access: Pigeon Road
City: Morrison
School District: Morrison
County: Whiteside
Township: Clyde
Total Acres: 36.57 +/- Acres
Tillable Acres: 36.27
Average P.I.: 102.4

2008 Real Estate Tax Information

Parcel #03-14-200-006
Amount: \$67.10
Assessed Value: \$781
Acres: 35.74
Brief Legal: PT NW SE SEC 14 TWP 22 RNG 5

Parcel #03-11-400-008
Amount: \$0.00
Assessed Value: \$9
Acres: 0.83
Brief Legal: PT SW SE SEC 11 TWP 22 RNG 5

Total Taxes: \$67.10
Total Assessed Value: \$790
Total Tax Acres: 36.57

Comments

36.57 +/- acres with 36.27 acres tillable.
Listed at \$5,500 per surveyed acre.

Crop Information:

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>
Wheat	5.4	38
Corn	27.4	107
Soybeans	2.8	44

Total Base Acres: 35.6

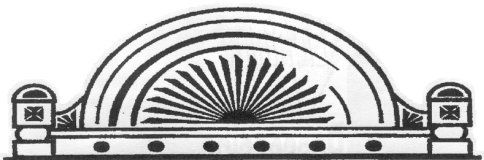
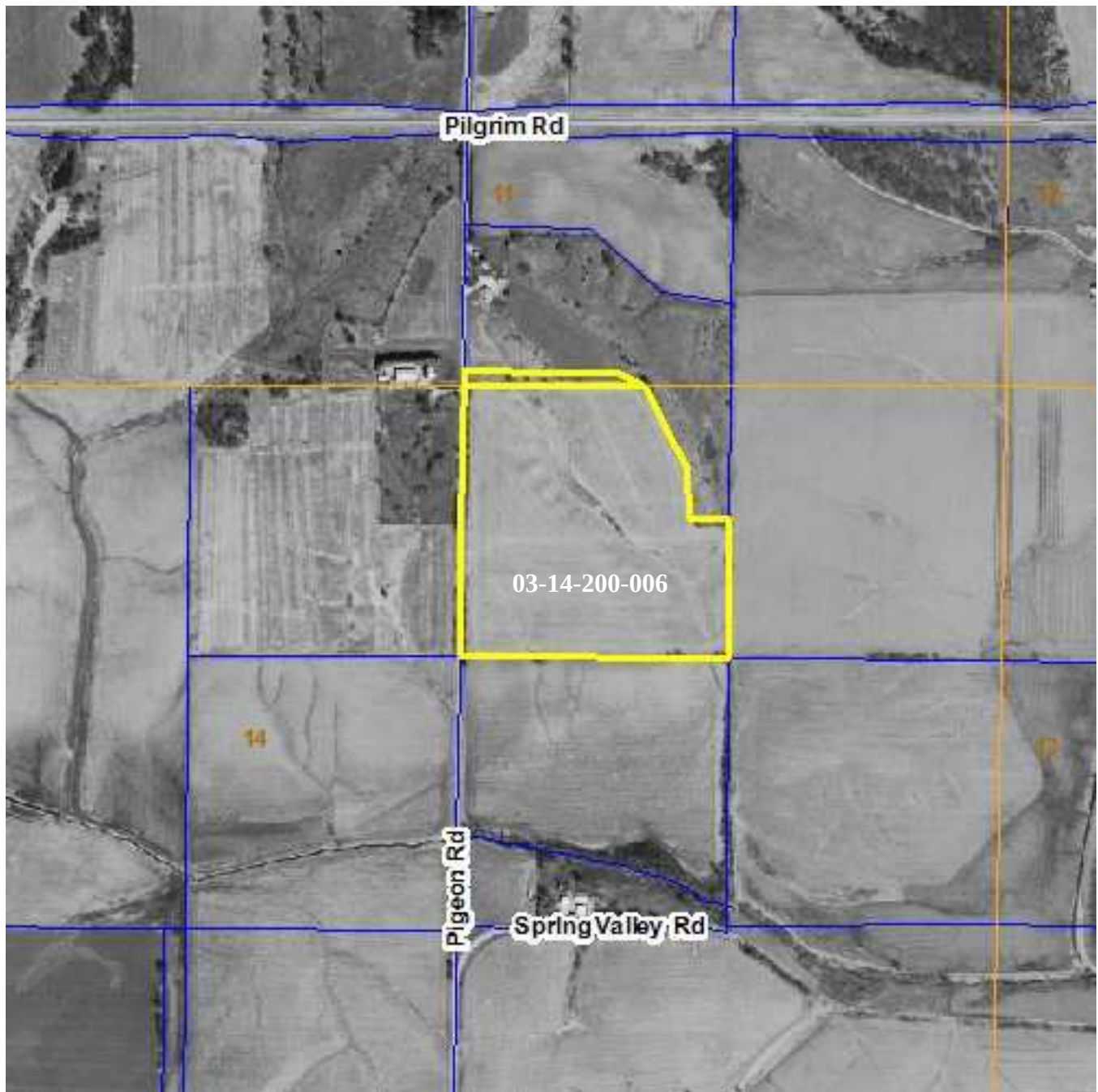
Cash Rent information:

Expected cash rent would be \$175 to \$190 per tillable acre which equals between \$6,347 and \$6,891 in annual income.

Soil Types:

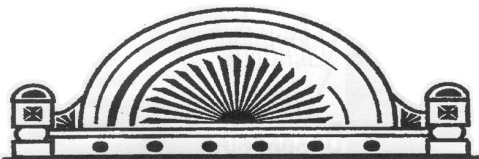
274C2 Seaton-Timula IIIe
274D2 Seaton-Timula IIIe
943D3 Seaton-Timula VIe
943E3 Seaton-Timula VIIe
943F2 Seaton-Timula VIe

TAX MAP



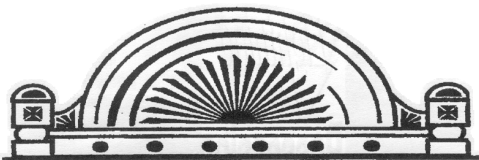
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FSA MAP



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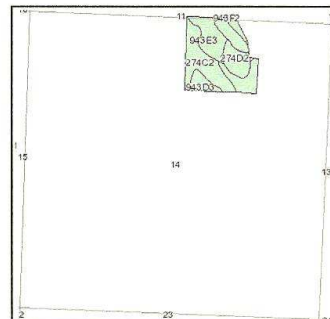
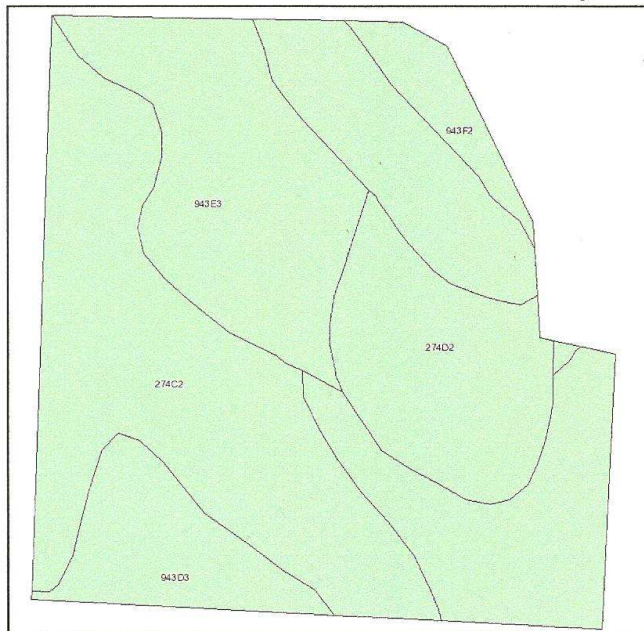
AGRIDATA AERIAL



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SOIL MAP AND INFORMATION

Soils Map



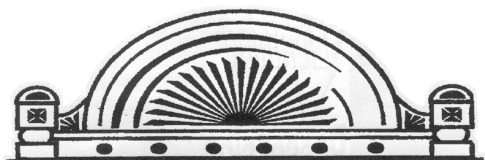
State: **Illinois**
 County: **Whiteside**
 Location: **014-022N-005E**
 Township: **Clyde**
 Acres: **35.7**



Maps provided by:
surety
 ©AgriData, Inc 2008
 www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Brome grass alfalfa	Corn	Grass legume hay	Grass legume pasture	Oats	Orchard grass alfalfa hay	Soybeans	Winter wheat
274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	14.6	41.0%	IIIe		140	3.8	5.5	72		43	54
943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	7.7	21.7%	VIe			3	4.2				
943E3	Seaton-Timula silt loams, 18 to 25 percent slopes, severely eroded	6.9	19.3%	VIIe	2.4					3.4		
274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	5.1	14.2%	IIIe	5	130	3.5	5	67	3.5	40	50
943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	1.4	3.8%	VIe			2.7	3.8				
Weighted Average					1.2	75.9	2.8	4	39	1.2	23.3	29.2

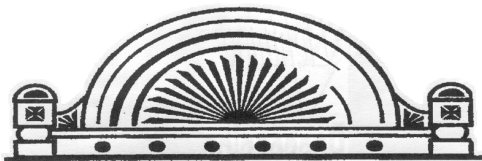
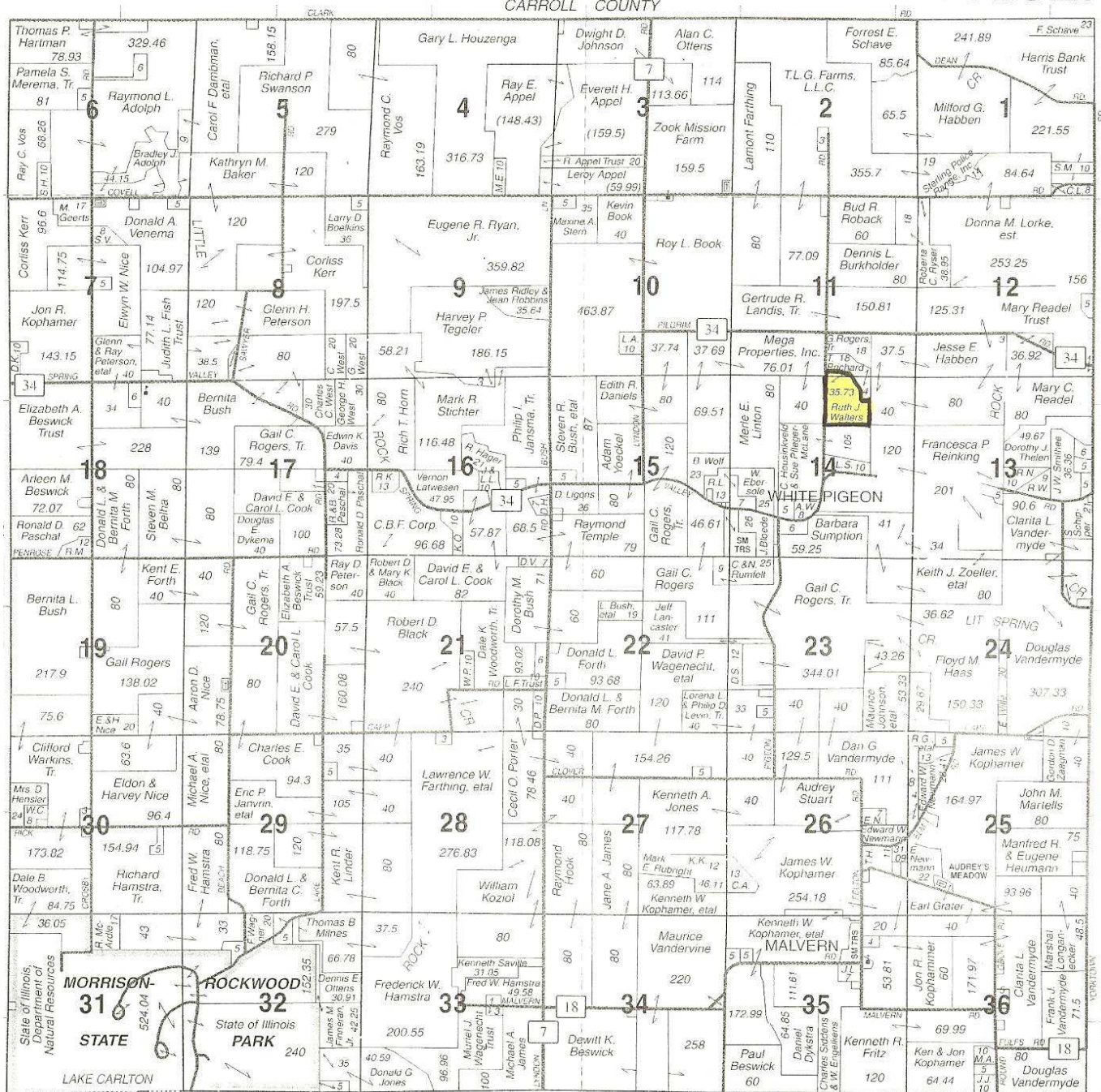


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PLAT MAP

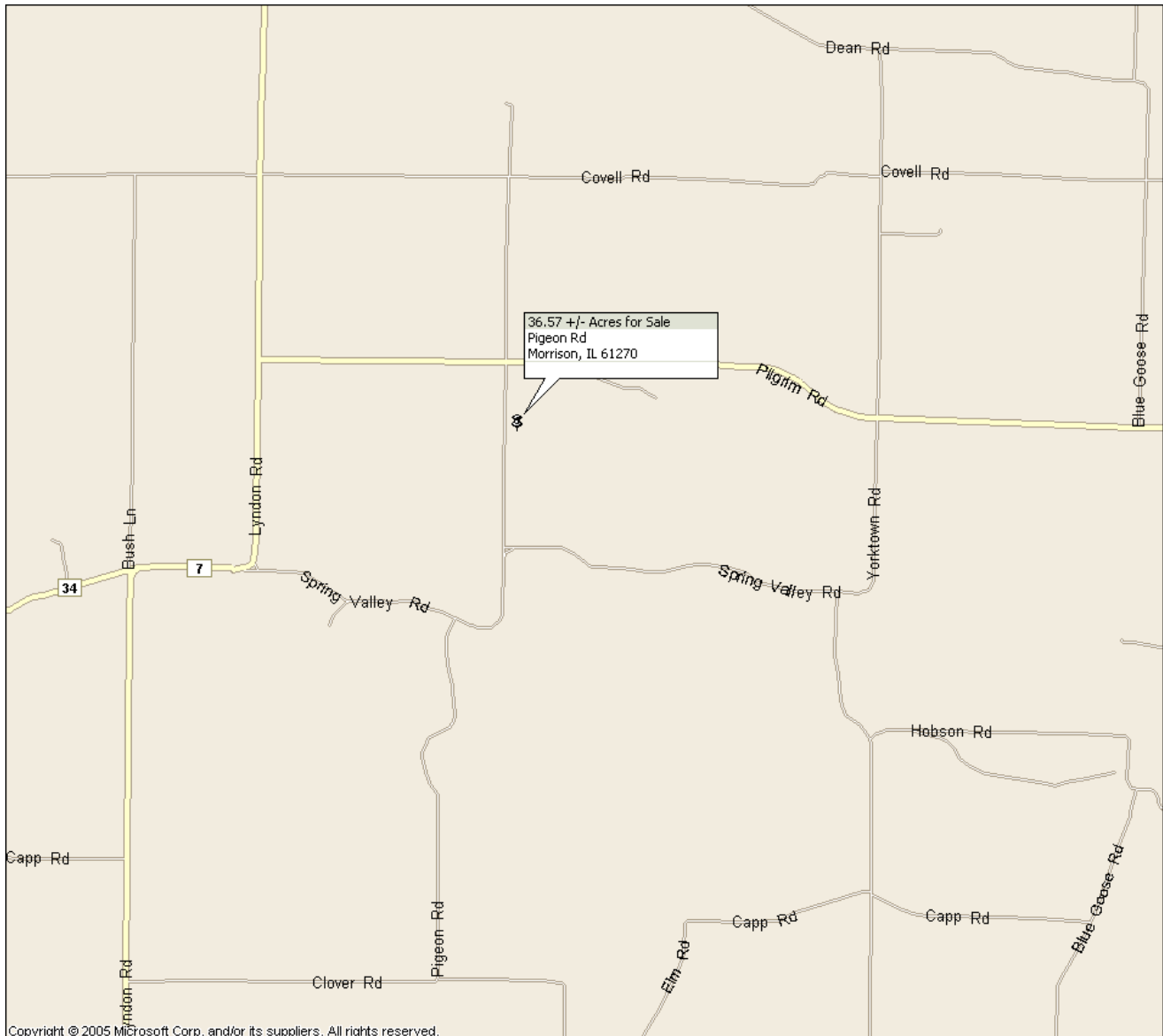
CLYDE

T.22N.-R.5E.

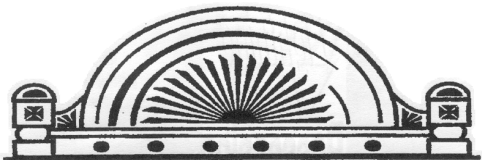


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LOCATION MAP



Directions: From Morrison going east on Route 30 go north on Lyndon Road. Follow around "S" curve. Turn right on Pilgrim Road. Turn right on Pigeon Road. Acreage will be on the left. Look for realty sign.



Kenneth W. Kophamer Realty