

TENBOER FARM

55 ACRES FOR SALE

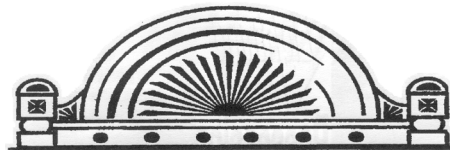
\$10,727/acre
\$590,000



Information thought to be accurate but not guaranteed.

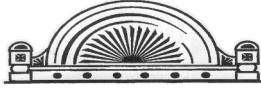


Michael Blean
Licensed IL Managing Broker
Mobile: (815) 499-7727
Email: mblean@arca.us.com



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

Salient Facts



Michael D. Blean

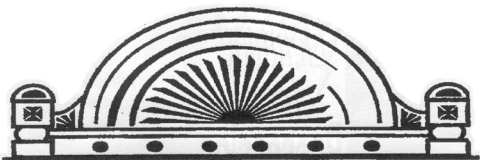
Road of Access: Creamery & Bunker Hill Roads
City: Morrison
School District: Morrison
County: Whiteside
Township: Union Grove
Section: 27
Lot Size: 55 acres
Tillable Acres: 52.2
Weighted Soil PI 138.5
Zoned: Agricultural

2017 Real Estate Taxes Payable 2018

Parcel #08-27-400-005
Amount: \$2,110.26 Assessed Value: \$26,621
Tax Rate: 7.927000
Acres: 55

Comments: Seller will consider a leaseback. Seller has installed extensive drainage tile that enhances drainage for the entire farm. One of the highest producing farms in Whiteside County.

AGRIDATA AERIAL MAP



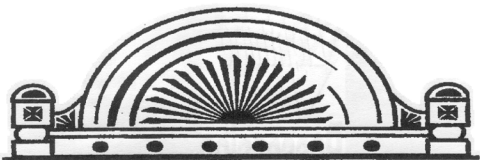
Kophamer & Blean Realty

SOILS INFORMATION



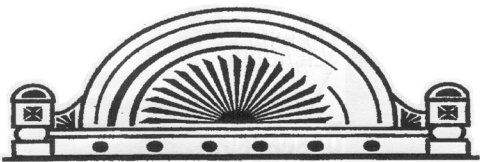
Area Symbol IL195, Soil Area Version: 15

| Code | Soil Description | Acres | Percent of field | State Productivity Index Legend | Subsoil rooting a | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|--|-------|------------------|---------------------------------|-------------------|--------------|---------------|--|
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 23.29 | 44.6% | | FAV | 195 | 63 | 144 |
| 198A | Eburn silt loam, 0 to 2 percent slopes | 9.36 | 17.9% | | FAV | 197 | 61 | 143 |
| **686C2 | Parkway silt loam, 5 to 10 percent slopes, eroded | 7.98 | 15.3% | | FAV | **173 | **55 | **128 |
| **485C2 | Richwood silt loam, 5 to 10 percent slopes, eroded | 5.75 | 11.0% | | FAV | **173 | **53 | **126 |
| **485B | Richwood silt loam, 2 to 5 percent slopes | 3.10 | 5.9% | | FAV | **184 | **56 | **136 |
| **686B | Parkway silt loam, 2 to 5 percent slopes | 2.74 | 5.2% | | FAV | **184 | **58 | **137 |
| Weighted Average | | | | | | 188,3 | 59,6 | 138,5 |



Kophamer & Blean Realty

PICTURES



Kophamer & Blean Realty

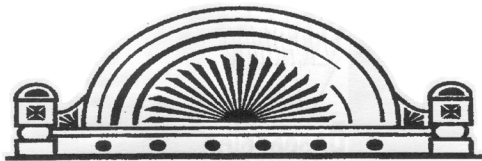
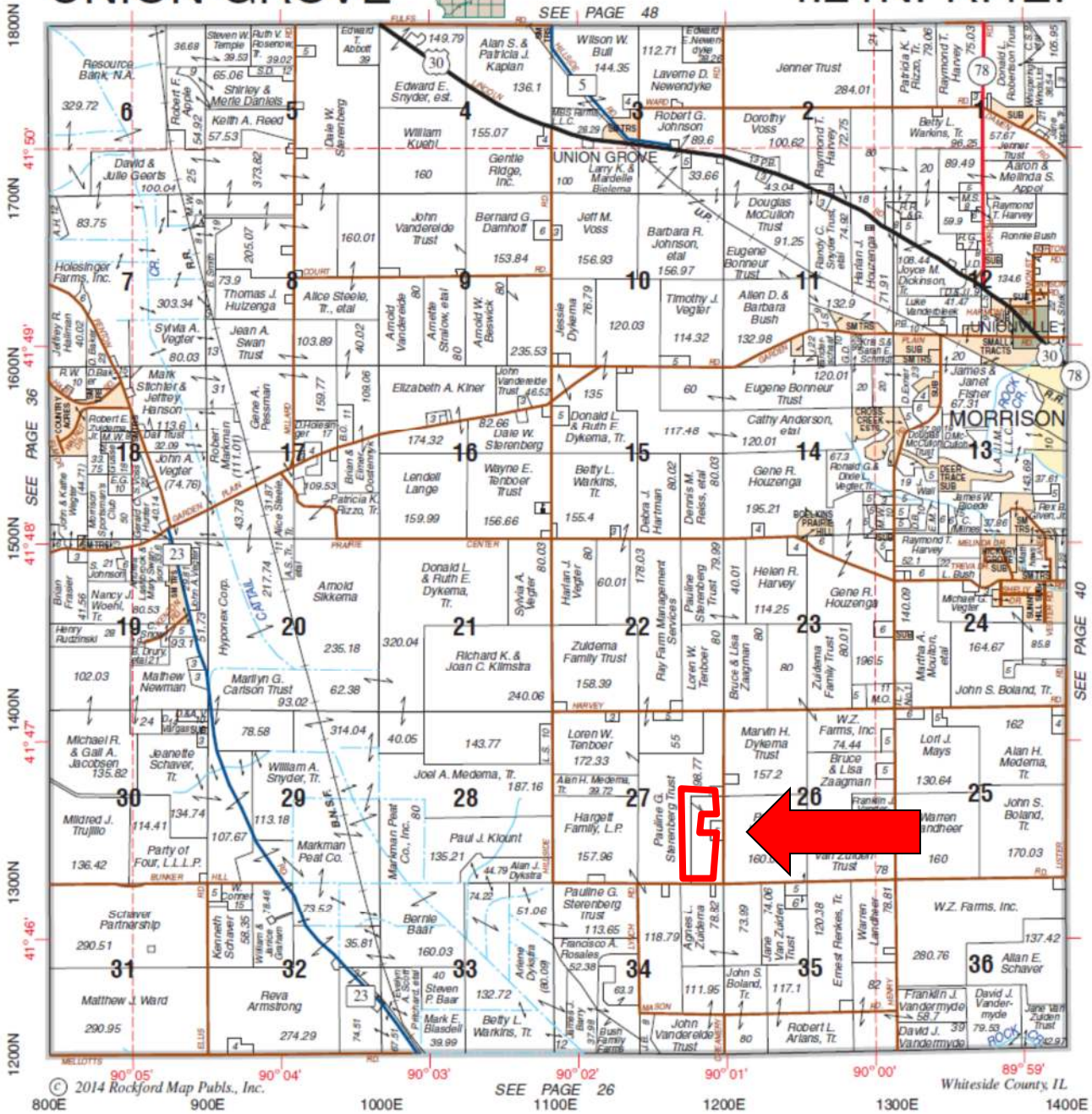
Tax Parcel Map



PLAT MAP

UNION GROVE

T.21N.-R.4E.



Kophamer & Blean Realty