

**127.401 +/- Acres
FOR SALE
\$10,000/surveyed acre
\$1,274,010**

Clyde Township, Morrison, IL MLS #12550280



Information thought to be accurate but not guaranteed.



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Licensed IL Broker
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Salient Facts



Kophamer & Blean

Road of Access: Spring Valley Road
City: Morrison
County: Whiteside
Township: Clyde
Section: 16 & 21
Lot Size: 127.401
Tillable Acres: 56.58
Average PI: 104.7
Wooded Acres: 70.821
Zoned: A-1 Agricultural

2024 Real Estate Taxes Payable 2025:

Parcel #03-16-400-003

Amount: \$146.36
Assessed Value: \$1,937
Tax Rate: 7.555600
Acres: 7.391
E PT LOT 11 S OF ROAD SE SEC 16 TWP 22 RNG 5

Parcel #03-16-400-004

Amount: \$525.50
Assessed Value: \$6,955
Tax Rate: 7.555600
Acres: 40.02
Brief Legal: LOT 9 SW SE SEC 16 TWP 22 RNG 5

Parcel #03-21-200-001

Amount: \$672.22
Assessed Value: \$8,897
Tax Rate: 7.555600
Acres: 39.99
Brief Legal: NW NE SEC 21 TWP 22 RNG 5

Parcel #03-21-100-002

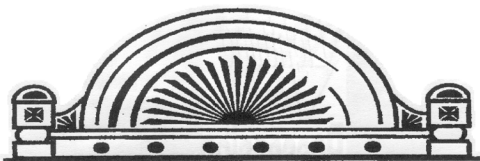
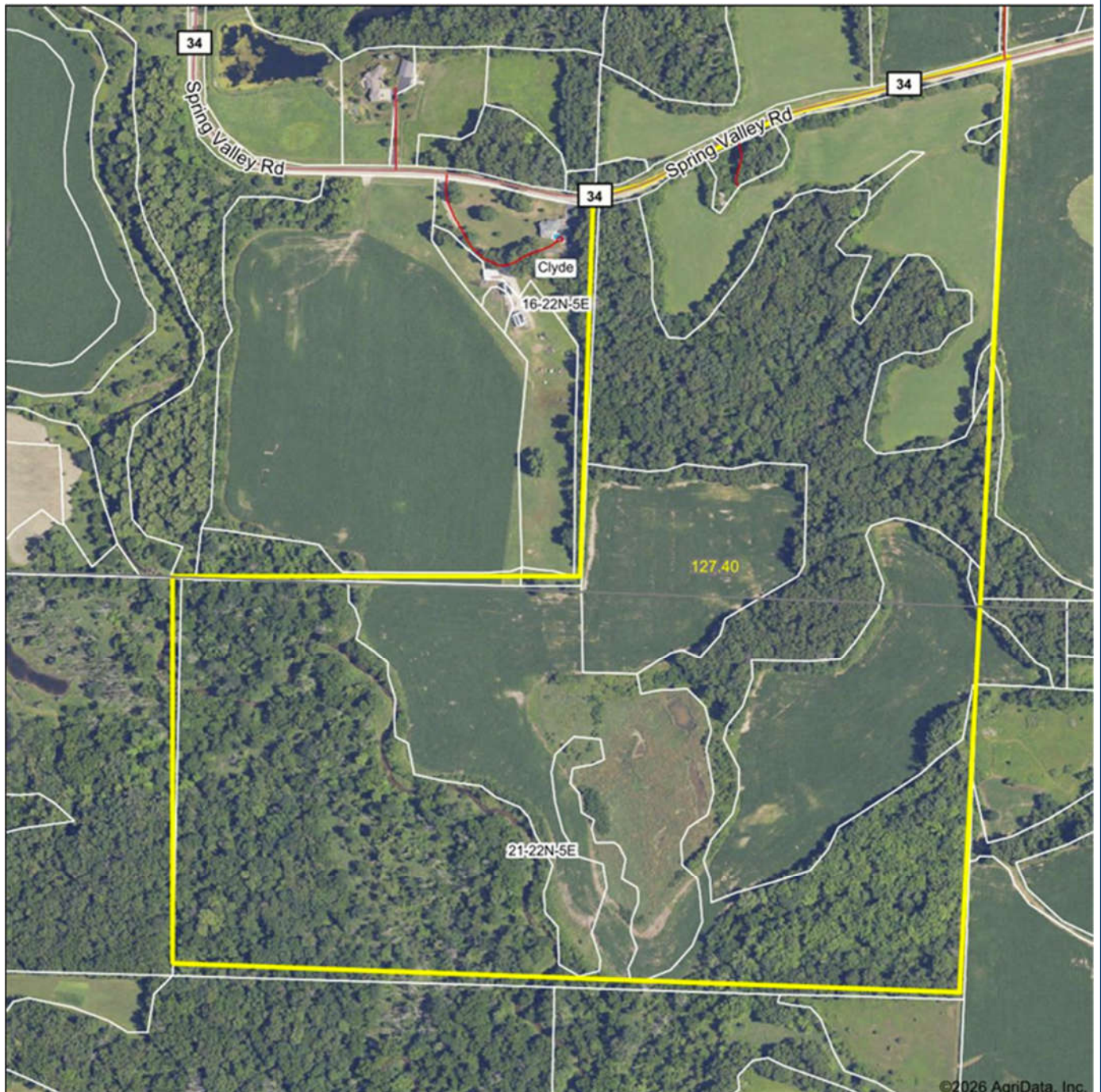
Amount: \$544.92
Assessed Value: \$7,212
Tax Rate: 7.555600
Acres: 40
Brief Legal: NE NW SEC 21 TWP 22 RNG 5

Total Tax Amount: \$1,889

Total Assessed Value: \$25,001

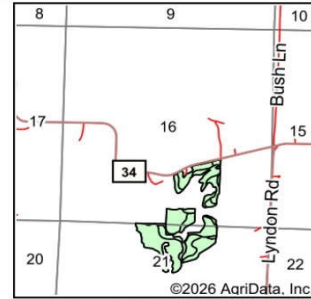
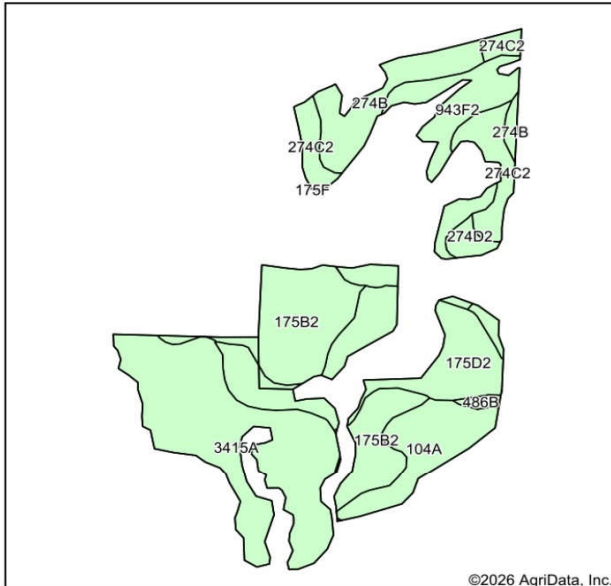
Total Tax Acres: 127.401

AGRIDATA MAP



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SOIL MAP AND INFORMATION



State: **Illinois**
 County: **Whiteside**
 Location: **16-22N-5E**
 Township: **Clyde**
 Acres: **56.58**
 Date: **1/7/2026**



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

Area Symbol: IL195, Soil Area Version: 24

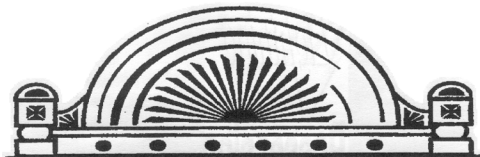
Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	15.79	27.8%	FAV	**162	**51	**118	88	88	59	82
**175B2	Lamont fine sandy loam, 2 to 5 percent slopes, eroded	10.28	18.2%	FAV	**124	**42	**93	69	69	54	50
**175D2	Lamont fine sandy loam, 10 to 18 percent slopes, eroded	8.97	15.9%	FAV	**114	**38	**85	63	63	49	43
**943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	5.79	10.2%	FAV	**108	**34	**79	19	19	16	10
104A	Virgil silt loam, 0 to 2 percent slopes	4.91	8.7%	FAV	182	56	132	86	85	79	84
**274B	Seaton silt loam, 2 to 5 percent slopes	4.84	8.6%	FAV	**164	**50	**119	94	94	79	86
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	4.45	7.9%	FAV	**154	**47	**112	88	88	73	74
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	1.24	2.2%	FAV	**144	**44	**104	80	80	65	63
**486B	Bertrand silt loam, 2 to 5 percent slopes	0.31	0.5%	FAV	**155	**50	**113	84	84	74	76
Weighted Average					142.8	45.4	104.7	*n 73.7	*n 73.6	*n 56.9	*n 62.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

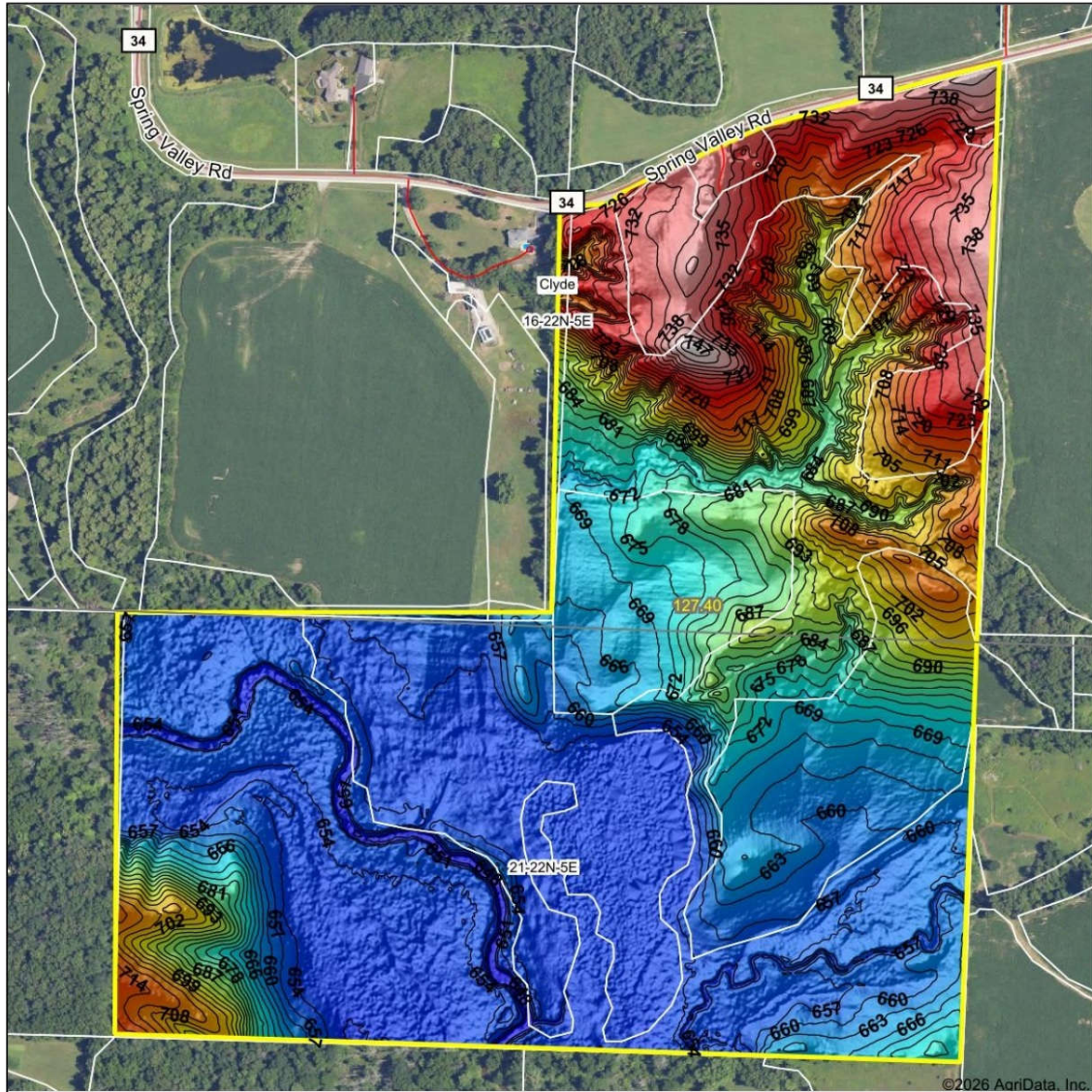
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"



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TOPOGRAPHY MAP



Low Elevation High



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3
Min: 647.0
Max: 749.2
Range: 102.2
Average: 678.1
Standard Deviation: 27.89 ft

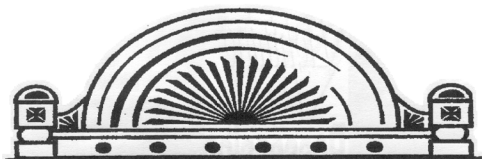
0ft 481ft 963ft



1/14/2026

16-22N-5E
Whiteside County
Illinois

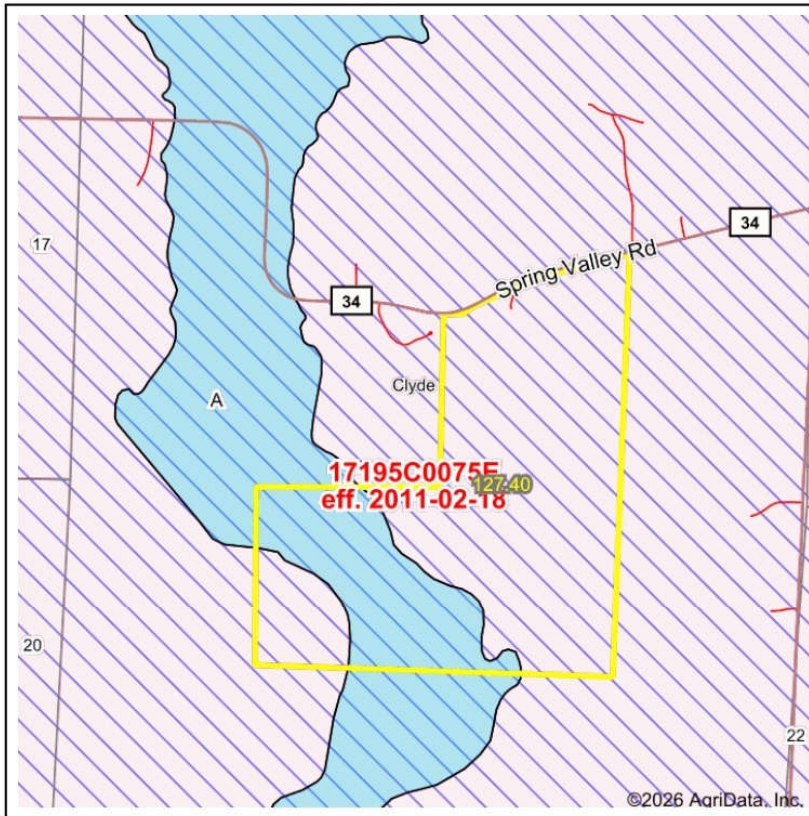
Boundary Center: 41° 53' 18.28, -89° 55' 47.79



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FEMA REPORT

FEMA Report



Map Center: 41° 53' 21.71, -89° 55' 50.45

State: IL Acres: 127.4

County: Whiteside Date: 1/14/2026

Location: 16-22N-5E

Township: Clyde



Maps Provided By

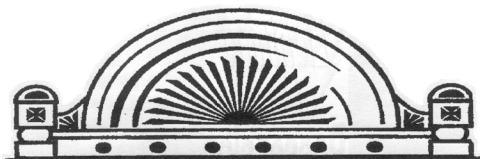


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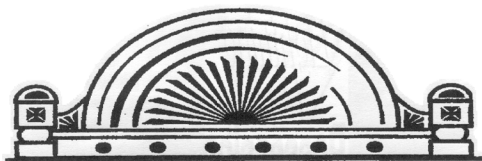
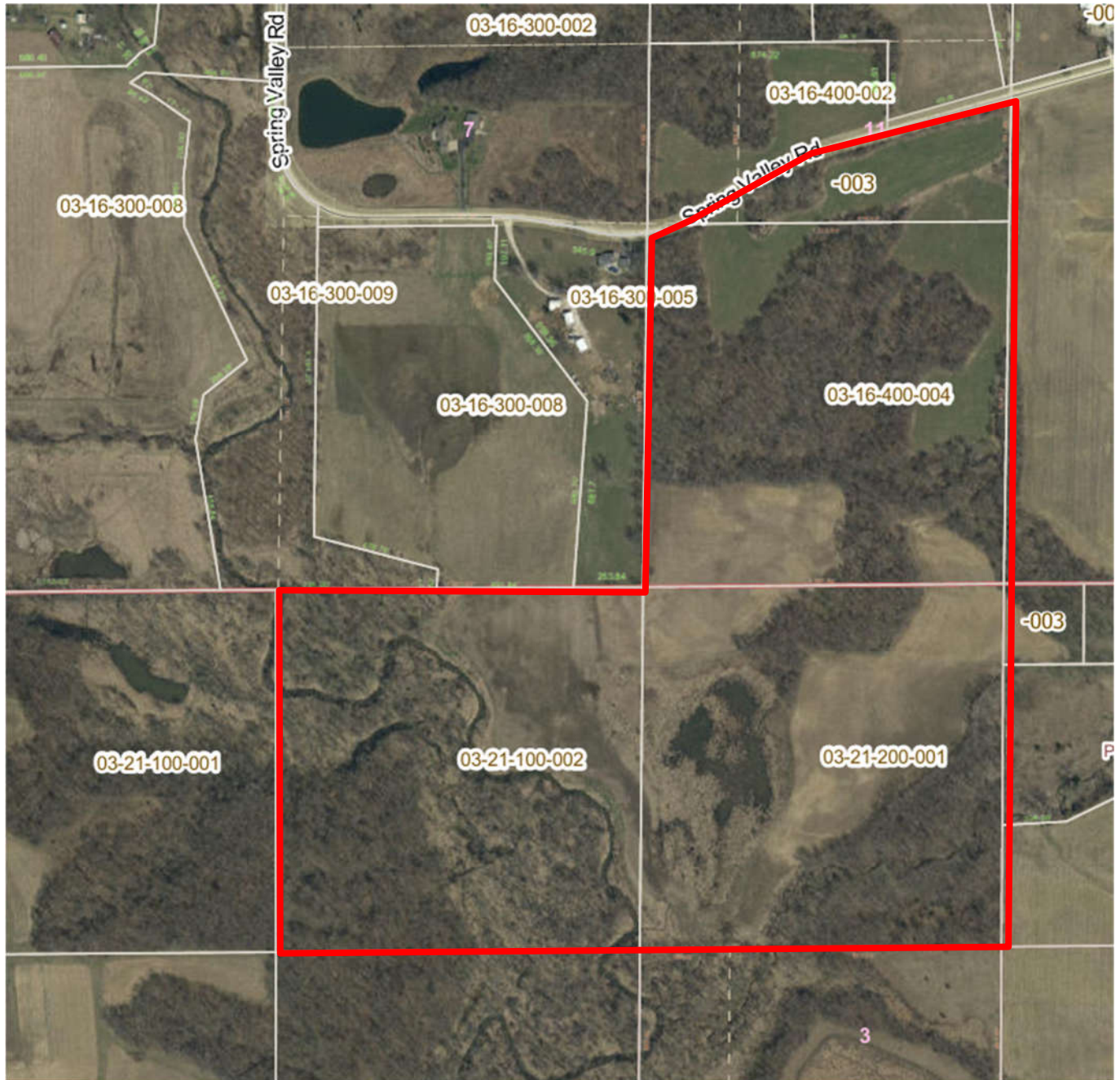


Name	Number	County	NFIP Participation	Acres	Percent
Whiteside County	170687	Whiteside	Regular	127.4	100%
Total				127.4	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	97.53	76.6%
A			100-year Floodplain	29.87	23.4%
Total				127.40	100%
Panel		Effective Date		Acres	Percent
17195C0075E		2/18/2011		127.4	100%
Total				127.4	100%



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TAX MAP



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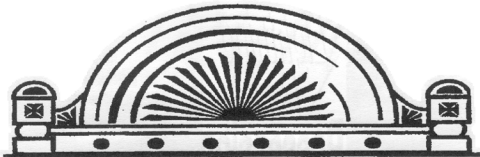
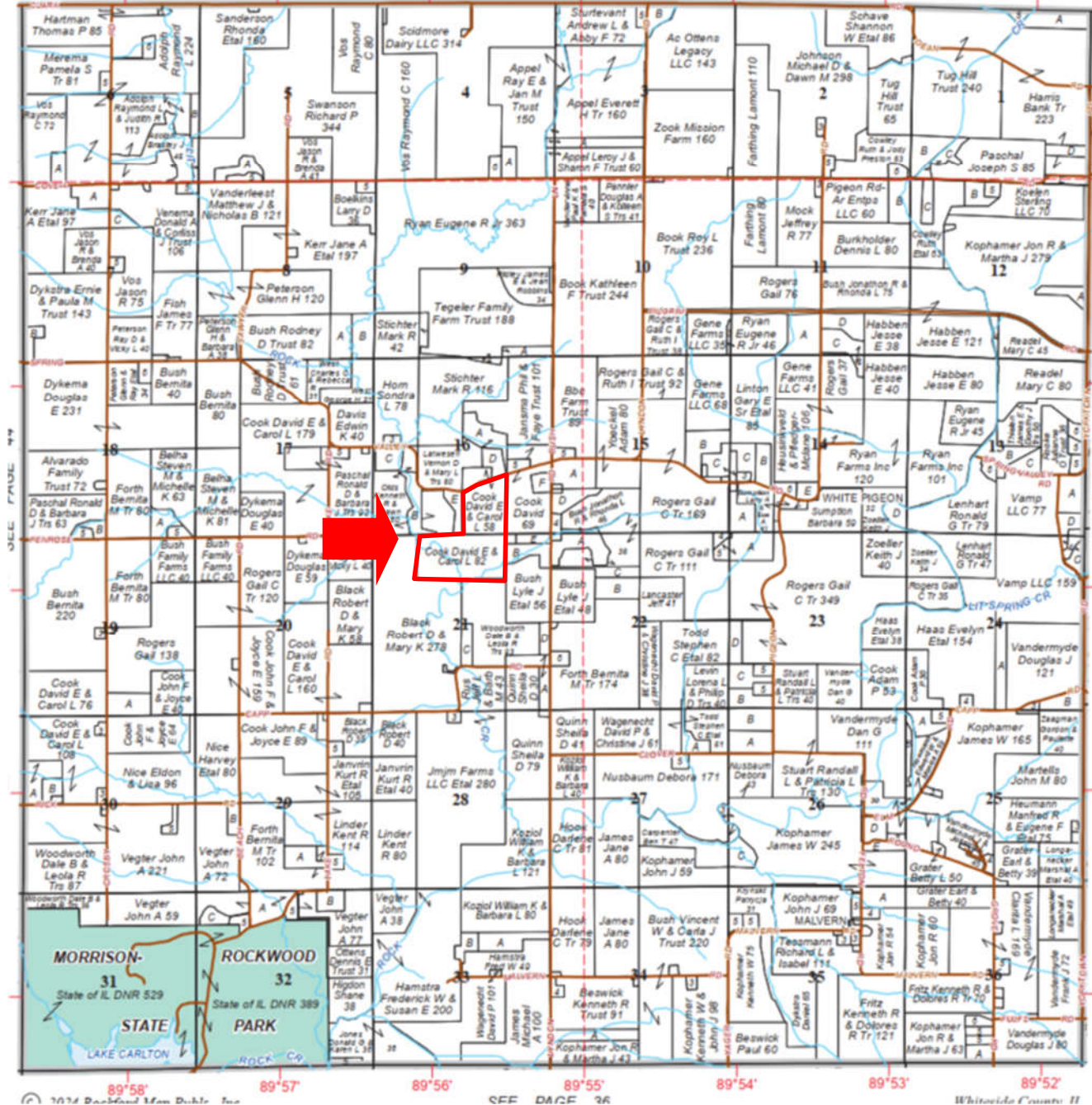
PLAT MAP

CLYDE



CARROLL COUNTY

T.22N.-R.5E.



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