

THE SHAVER PROPERTY

13[±] ACRES, WHITESIDE COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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THE SHAVER PROPERTY

AERIAL MAP



Le Fevre Road

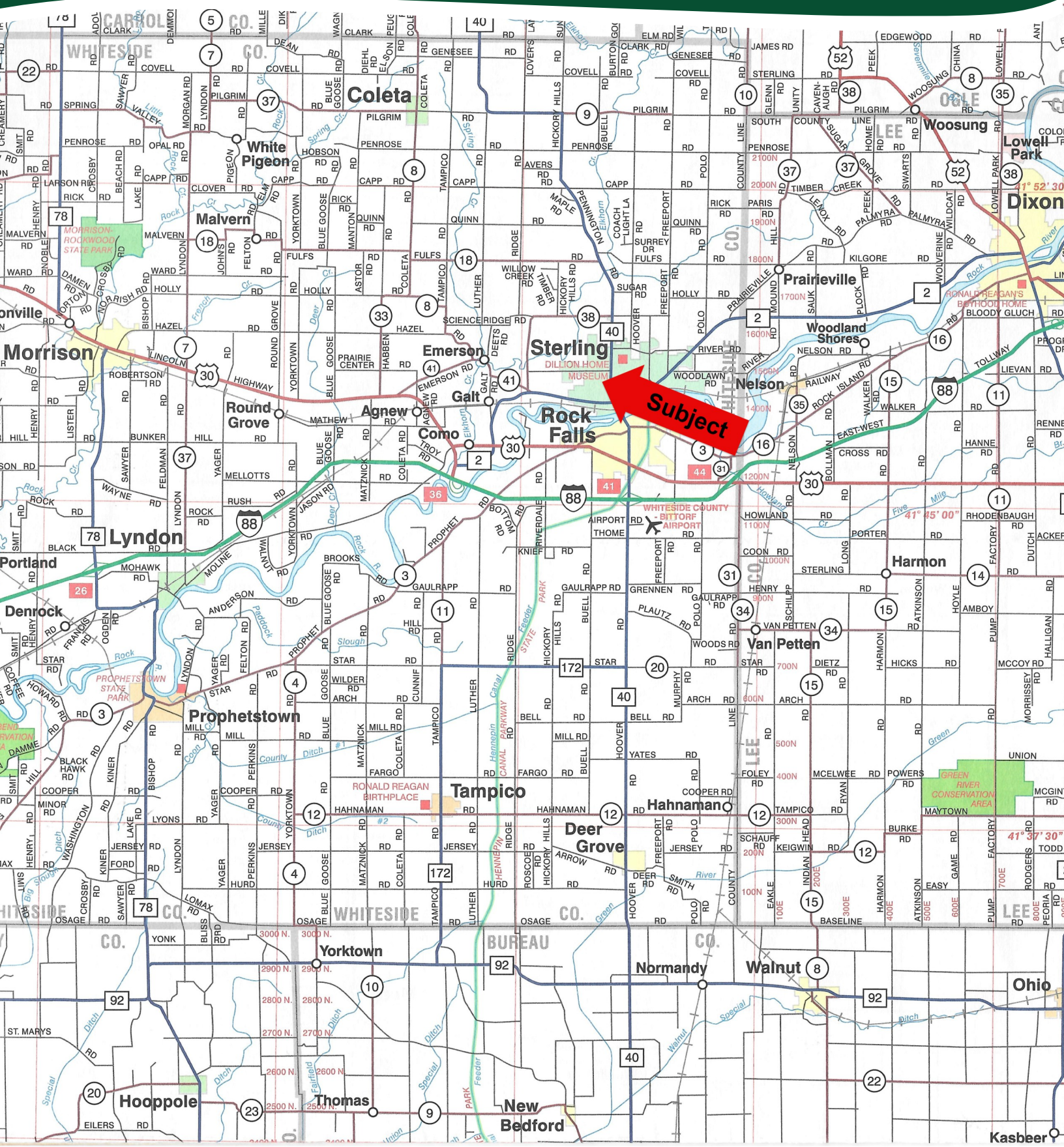
Sterling

Woodburn Avenue

W 11th Street

THE SHAVER PROPERTY

HIGHWAY MAP



THE SHAVER PROPERTY

PROPERTY DETAILS

LOCATION	The subject property is located approximately 94 miles southwest of Chicago O'Hare International Airport and is within the city of Sterling. Nearby cities include: Rock Falls (1 1/8 miles south), Dixon (10 1/2 miles east), and Morrison (11 1/2 miles west).
FRONTAGE	There is approximately 1/8 mile of road frontage on Woodburn Avenue and 1/32 mile on W 11th Street.
MAJOR HIGHWAYS	Illinois Route 40 is 3/4 mile east, Illinois Route 2 is 1 mile southeast, U.S. Route 30 is 1 5/8 miles south, and Interstate 88 is 3 1/8 miles south.
LEGAL DESCRIPTION	A brief legal description indicates The Shaver Property is located in Part of the Northeast Quarter of Section 20, Township 21 North – Range 7 East (Sterling Township), Whiteside County, Illinois.
TOTAL ACRES	There are a total of 12.61 acres, more or less, according to the Whiteside County Assessor.
TILLABLE ACRES	There are approximately 11 tillable acres, estimated.
SOIL TYPES	Major soil types found on this property include Elburn silt loam, Drummer silty clay loam and Elburn-Urban land complex.
TOPOGRAPHY	The topography of the subject property is level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$24,500 per acre (\$308,945 total). A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Shaver Property.

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TAXES	The 2024 real estate taxes totaled \$2,541.80. The tax parcel numbers are: #11-20-204-012, #11-20-253-011 & #11-20-253-012.
ZONING	The property is zoned TR-6, Two-Family Residential & SR-4, Single Family Residential (City of Sterling).
COMMENTS	<p>The property is improved with three storage sheds, of which two are approximately 488 square feet each, and one is approximately 140 square feet, all according to the Whiteside County Assessor.</p> <p>Future development potential within the city of Sterling. Contiguous to Scheid Park, and in close proximity to major travel corridors and employers. The property has high quality soils and income from tillable acres.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.</p>

THE SHAVER PROPERTY

PROPERTY PHOTOS



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PROPERTY PHOTOS



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SOILS INFORMATION

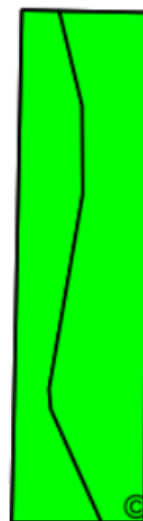
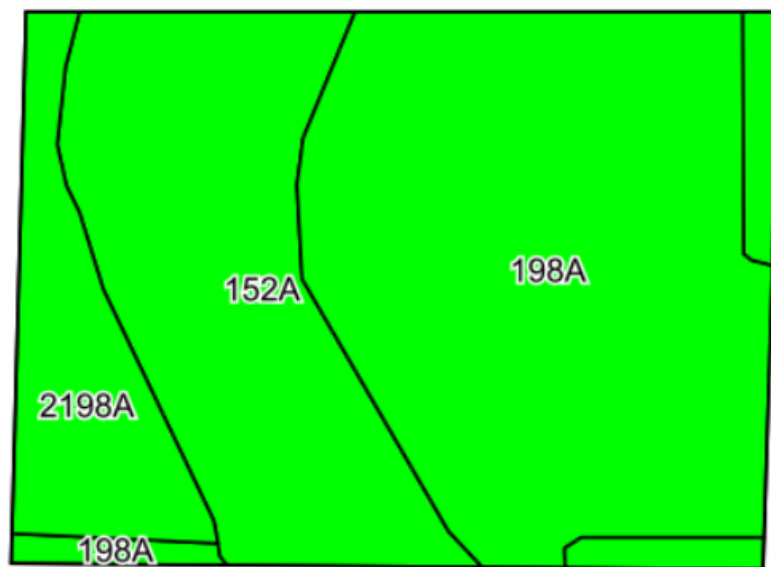
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
198A	Elburn silt loam	5.55	143
152A	Drummer silty clay loam	3.70	144
2198A	Elburn-Urban land complex	1.75	87
WEIGHTED AVERAGE:			134.4

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

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SOILS MAP



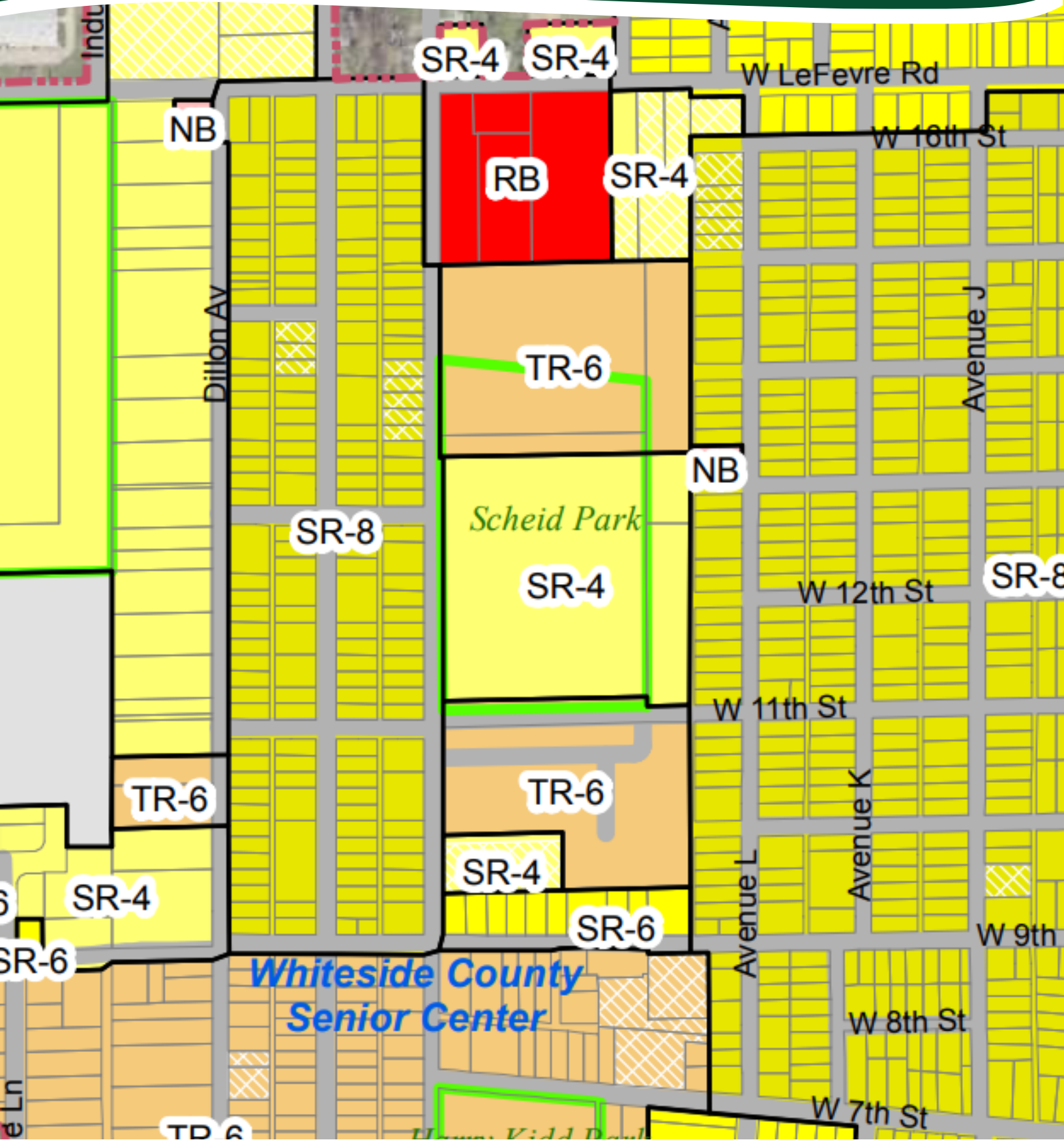
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AERIAL MAP



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ZONING MAP



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APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP
2. CITY OF STERLING ZONING MAP (CLICK [HERE](#))

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 650.6

Max: 660.7

Range: 10.1

Average: 654.7

Standard Deviation: 2.49 ft

0ft 272ft 544ft



8/1/2025

20-21N-7E
Whiteside County
Illinois

Boundary Center: 41.798104, -89.714297



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