

# ANDERSON LAND COMPANY

“PROVIDING QUALITY FARMLAND REAL ESTATE SERVICES”

6826 ILLINOIS RTE 78 MT CARROLL, ILLINOIS, 61053

**James J. Anderson**

Managing Broker  
815-718-1878

ANDERSONLANDCO.NET

**Cindy Hook**

Broker  
815-291-6767

## SHANNON SCHAVE TIMBER

ONE OF A KIND IN NORTHWESTERN ILLINOIS

Part of Section 20, Fairhaven Township,  
Carroll County, Illinois  
19.07 Acres m/l, All South of Thomson Road  
8.2 @ tillable all in CRP with multiple contracts  
Current CRP payment \$2149.  
UNIMPROVED

This farm has been enrolled in CRP program for last 30+ years with large mature trees, many smaller plantings, well stocked ponds, branch of little Rock Creek and beauty beyond belief. Perfect for naturalist, hunter, fisherman, kayaker, 4 wheeling, hiking, or outdoor person who simply wants to get away from it all!  
See our videos on our web page.

**TAXES:** \$ 229.00

**PRICE:** \$159,500..

ALL INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED