

# 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

## Cindy Hook

Broker  
815-291-6767

## DON & LORNA BATE FARM

Part of Section 31, MANLIUS Township,

Bureau County, Illinois

40 Acres m/l

39 @ tillable

Unimproved

SOILS:		corn	soybeans	PI
369A	Waupecan silt	189	59	139
125A	Selma loam	176	57	129
87B	Dickinson sandy	135	44	99
	Weighted ave.	160.6	51.9	118.7

.Very nice, easy to farm 40 acre parcel

**TAXES:** \$

**PRICE:** \$12,500./ ACRE

ALL INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED