

# 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

## UNDEVELOPED COMMERCIAL PROPERTY

Part of Section 25  
Corner of IL Rt 84 and 1 Mile Road  
York (West) TWP  
Carroll County  
Thomson, IL

23 Acres M/L - tillable  
Route 84 and 1 Mile Road

Zoned COMMERCIAL/AUTO COMMERCE  
Located in Enterprise Zone

Suitable for Commercial Development, Retail, or Residential

Prime location to provide services to the Thomson Federal Prison employees and other River Road traffic.

Will split or divide

Taxes: \$68.46

PRICE: \$400,000

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED