

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

20 Acres m/l

Thomson Road (south side)

Part of Section 29, Fairhaven Township,

Carroll County, Illinois

Tillable acres enrolled in CRP as follows:

4 acres @ \$87.80/a until 2032

8.96 acres @\$199.64/a until 2030

Total \$2140 per year.

UNIMPROVED

This farm has been enrolled in CRP program for last 30+ years with large mature trees, many smaller plantings, well stocked pond, branch of little Rock Creek and beauty beyond belief.

Perfect for naturalist, hunter, fisherman, 4-wheeling, hiking, or outdoor person who simply wants to get away from it all!

See videos on web page www.andersonlandco.net

TAXES: \$ 229.00

PRICE: \$159,500..

ALL INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED