

ANDERSON LAND COMPANY

6826 Il Rt 78 Mt Carroll, IL 61053

James J. Anderson
Broker/Owner
815-718-1878

Cindy Hook
Broker
815-291-6767

CREAMERY ROAD FARM

Part of Section 34
York Township
Carroll County, Illinois

78 Acres m/l

Approx 28 acres tillable

24.6 acres of tillable in County Conservation Program with \$3200 annual income
BALANCE IN ESTABLISHED WOODS WITH EXCELLENT HUNTING.

SOILS:		CORN	SOYBEANS
274 D3	Seaton silt loam	134	41
943F2	Seaton Timula silt	107	34
274C	Seaton silt loam	161	49
274C2	Seaton silt loam	154	47
3415A	Orion silt loam	180	57
268C2	Mt Carroll silt loam	170	53
565C2	Tell silt loam	142	47
268B	Mt Carrroll silt loam	181	56
274B	Seaton silt loam	164	50
AVERAGE		140.2	43.6

AVERAGE P.I. 101.8

REAL ESTATE TAXES

PRICE: \$5000/ACRE

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)
ANDERSON LAND COMPANY IS REPRESENTING THE SELLER
IN THIS TRANSACTION