

# **ANDERSON LAND COMPANY**

6826 Il Rt 78 Mt Carroll, IL 61053

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

Cindy Hook  
Broker  
815-291-676

## **GRIMM RD Hunting/Timber Property**

Part of Section 28  
York Township  
Carroll County, Illinois  
Grimm Road (Blacktop)  
Thomson

40 acres m/l  
Perfect for great hunting and investment.

A diverse parcel that is a good wildlife habitat and is a major travel corridor for wildlife. The 8 tillable acres would make an excellent food plot site.

It includes 25.6 well managed forested acres valued at \$41,140 in 2016 (by Woodland Forestry LLC) with good to excellent walnut trees that are 10-15 years from maturity with very high quality potential.

REAL ESTATE TAXES approx.. \$130

PRICE: \$6,200/ACRE

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