

# 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

## MACOMB FARM

Part of Sections 19 & 20, Macomb Township

McDonough County, Illinois

257 Acres m/l

235 @ tillable

No Improvements

SOILS:	corn	soybeans	PI
279C2 ROZETTA	153	47	112
279B ROZETTA	162	50	119
605D2 URSA	95	33	72
3074A RADFORD	186	58	136
257A CLARKSDALE	174	56	128
Weighted ave.	149.3	47.2	110

This farm is located inside the city limits of Macomb and directly across the road from Western Illinois University. Ideal development potential with farmland rent until that day. Current cash rent \$300. Per tillable acre.

**TAXES:** \$ 3,217.00

**PRICE:** \$9,250./ ACRE

ALL INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED