

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

BOYLE HARTMANN FARM

Part of section 20, Hamilton Township,
Lee County, Illinois

159.822 Surveyed Acres 156 tillable m/l

.56 acre in CRP at \$152.00

No improvements

SOILS:	corn	soybeans	PI
8404A Titus Silt Clay	158	52	118
8302A Ambraw loam	154	50	114
8492A Normandy	168	54	124
8166A Cohoctah loam	177	60	133
8067A Harpster	182	57	133
Weighted avg.	158.8	51.9	118.1

Over 9000 feet of pattern tile installed in 2013 & additional added in 2018

TAXES: \$ / ACRE

Farm leased to long time tenant for 2022 who would like to continue farming it if Buyer so desires

PRICE: \$10,600/ ACRE

ALL INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED