

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

NORMANDY FARM

PART OF SECTION 1, GREENVILLE TOWNSHIP, BUREAU CO.

88.44 ACRES unimproved

MOSTLY TILLABLE

2007 ZIMMATIC ELECTRIC IRRIGATOR

SOILS :	corn	soybean	PI
485B Richwood	184	70	135
7777B Adrian	146	49	110
7103A Houghton	175	57	130
Average	163.2	52.4	120.7

Owners willing to lease back or sell with open tenancy if fall fertilizer and fall tillage reimbursed

Real estate taxes: 25.35/ acre

Price: \$11,300/ acre

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED