

STERLING LAND COMPANY

306 West 14th Street, Sterling, IL 61081

Anderson Land Co.

6826 IL Rt 78, Mt Carroll, IL 61053

CO-LISTING AGENTS

Monte Van Kooten
Managing Broker
815-718-2244

Jon Windstrup
Broker
815-440-2679

James Anderson
Managing Broker
815-718-1878

Cindy Hook
Broker
815-291-6767

PETERSON TRUST PROPERTY

PALMYRA TOWNSHIP LEE COUNTY, ILLINOIS

239 IL Route 2
Dixon, IL

138 Total Acres m/l 110 Acres estimated tillable.

28 Acres of Woods with a creek winding through the property.

Rock River Frontage of about ½ Mile.

60' by 40' Morton Building- Includes bathroom, laundry, kitchen.
Attaches to 2 Story "Clubhouse" -with a walk around deck 22' above ground
Level offering a spectacular view of the entire farm, river, and Sauk Valley College.

Adjacent to IL Route 2 - a 4-Lane highway which is the busiest of its class in the
State. According to IDOT the average daily traffic count is 1,2400 vehicles.

REAL ESTATES TAXES - 2017 DUE IN 2018

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
16-07-09-300-008	121.82	\$4,766.16
16-07-16-100-001	9.43	122.46

POSSESSION - AT CLOSING SUBJECT TO REMOVAL OF CROPS.

LIST PRICE - \$19,500/Acre

STERLING LAND COMPANY AND ANDERSON ARE EXCLUSIVE AGENTS OF THE SELLER IN THIS TRANSACTION
(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

www.sterlinglandcompany.com

www.andersonlandcompany.net