

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

CORDOVA ROAD FARM

Part of Sections 4 & 9, ERIE PORTLAND Township

Whiteside County, Illinois

201 Acres m/l 196 @ tillable

No improvements

SOILS:	corn	soybeans	PI
8166A Cohoctah	177	60	133
7070A Beaucoup	176	58	132
8302A Ambraw	154	50	114
1082A Millington	171	54	125
7404A Titus	158	52	118
Weighted ave.	169.1	55.5	125.9

144.86 Acres in CRP contract for \$196.73/ @ expiring in 2030

51 acres row crop with open tenancy for 2022

TAXES: \$ 1934.38

PRICE: \$6950.00/Acre

ALL INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED