

ANDERSON LAND COMPANY

6826 Il Rt 78 Mt Carroll, IL 61053

James J. Anderson
Broker/Owner
815-718-1878

Cindy Hook
Broker
815-291-6767

NAFTZGER FARM & HOME

Part of Section 16
Prophetstown Township
2591 Lyndon Rd, Prophetstown
Whiteside County, Illinois

40 acres m/l improved with home, pole barn & small shed
24 highly productive tillable acres
13 acres in woods & pasture
3 acres building site

SOILS:		CORN	SOYBEANS
767A	Prophetstown silt loam	190	59
152A	Drummer silty clay loam	195	63
198A	Elburn silt loam	197	61
88A	Sparta loamy sand	119	41
917C2	Oakville-Tell complex	116	39
AVERAGE		188.4	59.2

AVERAGE P.I. 137.6
REAL ESTATE TAXES \$1077.90

PRICE: \$395,000

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)
ANDERSON LAND COMPANY IS REPRESENTING THE SELLER
IN THIS TRANSACTION