

# ANDERSON LAND COMPANY

6826 Il Rt 78 Mt Carroll, IL 61053

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

Cindy Hook  
Broker  
815-291-6767

## CREAMERY ROAD FARM

Part of Section 34  
York Township  
Carroll County, Illinois

163 acres m/l  
99 tillable

25 acres in County Conservation Program with \$220/A income  
BALANCE IN ESTABLISHED WOODS WITH EXCELLENT HUNTING.  
Running creek in SW corner.  
40 X 64 barn with cement foundation and partial cement floor excellent for storage.

SOILS:	CORN	SOYBEANS
274 D3 Seaton silt loam	134	41
3415A Orion Silt loam	180	57
419C2 Flagg Silt loam	151	48
21D3 Pecatonica	125	40
AVERAGE	139.8	43.8

AVERAGE P.I. 101.9  
REAL ESTATE TAXES \$1300

PRICE: \$6,900/ACRE

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