

FOR SALE

**Emma Anderson Trust &
Thorald Anderson Trust**
*Peace and Bethany Roads
Cortland Township, DeKalb County, IL*



Price: \$65,000 per surveyed acre

Location: Northeast Quarter and part of Southeast Quarter of Section 7, Township 40 North Range 5 East of the Third Principal Meridian, Cortland Township, DeKalb County, Illinois.

Directions: Property is adjacent to the city of Sycamore.

Size: 130.45 acres

Zoning: Agricultural

Land Use Plan: Sycamore - Office, Research and Light Industrial
DeKalb - Light Industrial

Taxes:	<u>Parcel Number</u>	<u>Acres</u>	<u>2007 Taxes Pd.</u>	<u>Taxes per Acre</u>
			<u>In 2008</u>	
	09-07-200-013	4.36	\$11.48	\$2.63
	09-07-200-012	121.70	\$4,271.62	\$35.10

Schools: Sycamore School District #427
Kishwaukee Community College District #523

Lease: Cash rent lease for 2007.



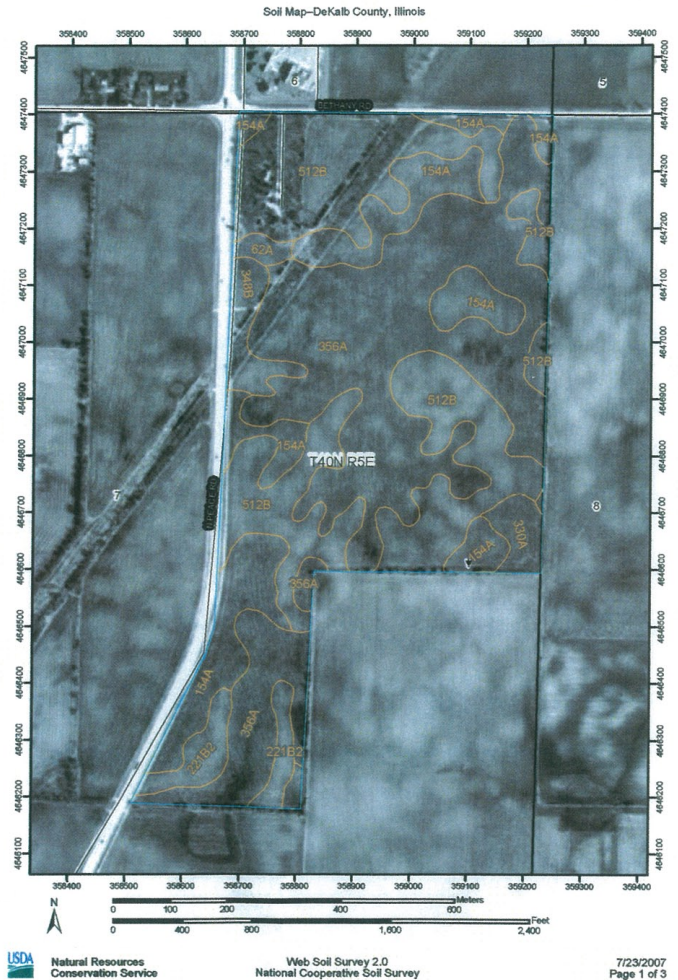
See reverse side for maps.

Sold in "As Is" condition. No warranties either expressed or implied concerning the property are being made. The information provided is considered to be accurate, but there is no guarantee. Subject to change at any time.



THE NATIONAL BANK & TRUST COMPANY, *BROKER*
1350 WEST PRAIRIE DRIVE, SYCAMORE, IL 60178
DAVID WATTERSON (888)895-2125 EXT. 7968
SCOTT PUMROY (888)895-2125 EXT. 7969
DESIGNATED AGENTS FOR SELLER

Emma Anderson Trust and Thorald Anderson Trust



SOILS

<u>Soil Number</u>	<u>Soil Series</u>	<u>Approximate Acres</u>
62A	Herbert Silt Loam	1.0
154A	Flanagan Silt Loam	22.85
221B2	Parr Silt Loam	4.8
330A	Peotone Silty Clay Loam	2.5
348B	Wingate Silt Loam	3.3
356A	El Paso Silty Clay Loam	54.0
512B	Danabrook Silt Loam	42.0