



# For Sale

**245± acres**  
**Hancock County, IL**

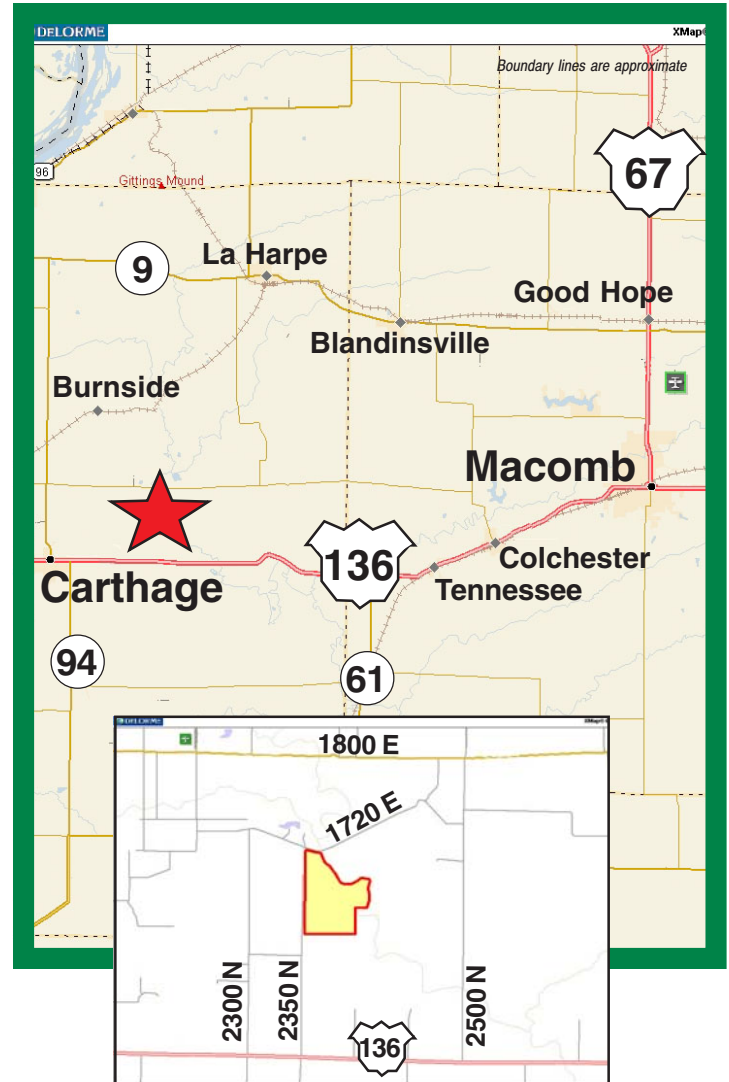


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**PRICE  
REDUCED!**

- Size:** 244.67± total tax acres  
151.65± FSA CRP acres planted to hardwood trees in 2000
- Location:** 5± mi. NE of Carthage, IL at 2350 N & 1720 E Roads
- Legal:** Part of Sections 2, 11 & 12, Carthage Twp. T5N, Range W, all in Hancock Co., IL
- Soils:** Lawson and Sawmill Silty Clay
- Improvements:** None
- CRP Info:** \$23,640.47 annually through September 2014. Buyer will assume CRP contract until expiration.
- CREP Easement:** The entire property, except 5± ac. on the SW boundary, are enrolled in the permanent Conservation Reserve Enhancement Program.
- Building Site:** 5± ac. on SW boundary would make an ideal site for cabin.
- RE Taxes:** \$582.79 or \$2.38/ac.
- PIN:** 13-02-038-000 13-11-200-003  
13-11-400-004 13-12-142-000
- Price:** ~~\$513,807~~ \$440,406 (\$1,800/ac.)
- Possession:** At closing
- Other:** Seller is an Illinois Licensed Real Estate Broker and this property is Broker owned



For further information contact:

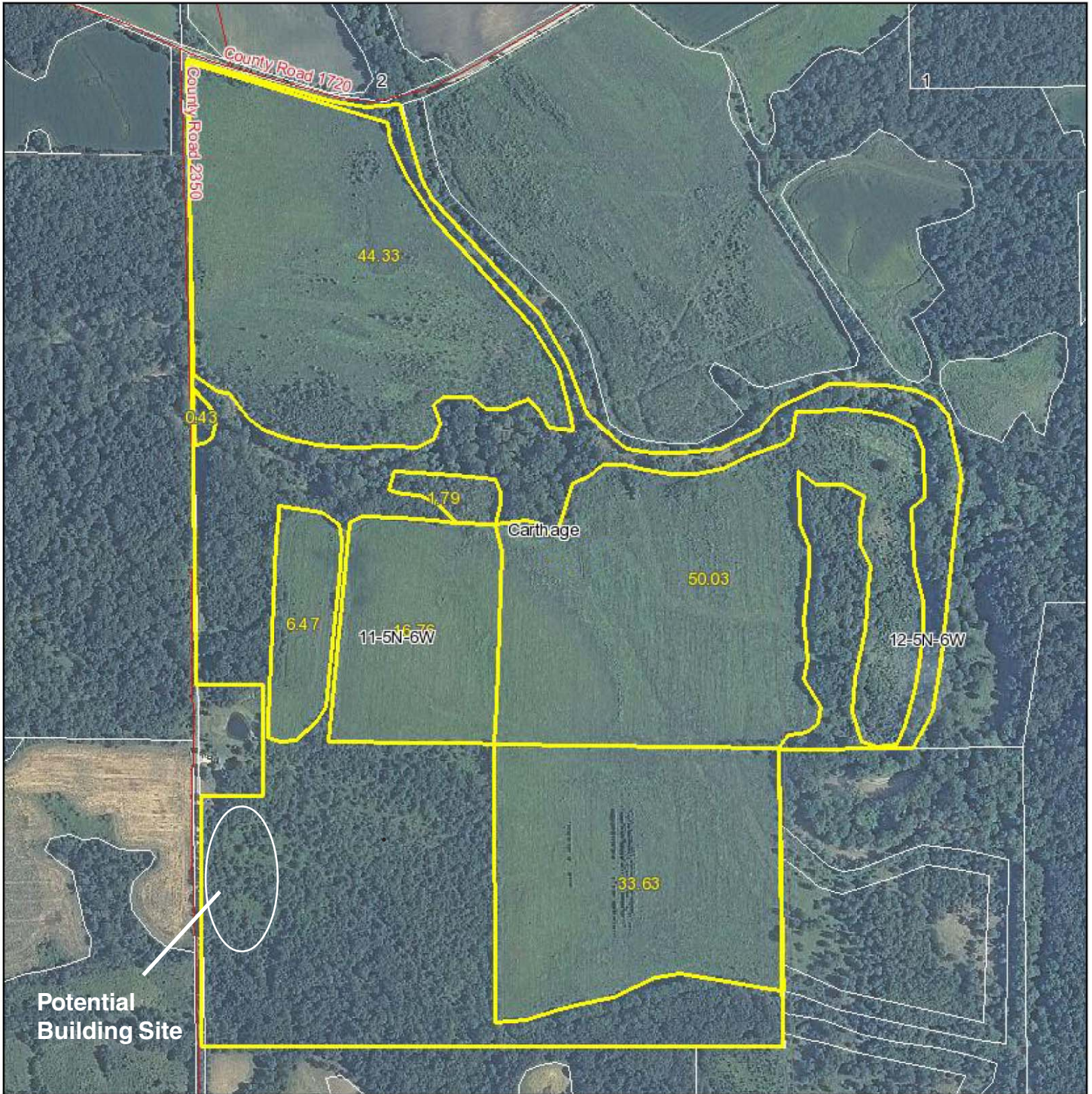
Douglas W. Deininger  
Managing Broker  
25846 Meadowland Circle  
Plainfield, IL 60585  
Tel: (815) 439-9245  
[doug@deininger-land.com](mailto:doug@deininger-land.com)

**Designated Agent for Seller**

The information contained herein is from sources considered reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



# Aerial Map Lamoine River Hunting Property



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines

map center: 40° 26' 21.73, 91° 2' 50.69

scale: 8610



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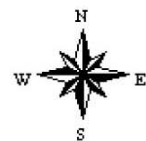
Maps provided by:



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**11-5N-6W**  
**Hancock County**  
**Illinois**

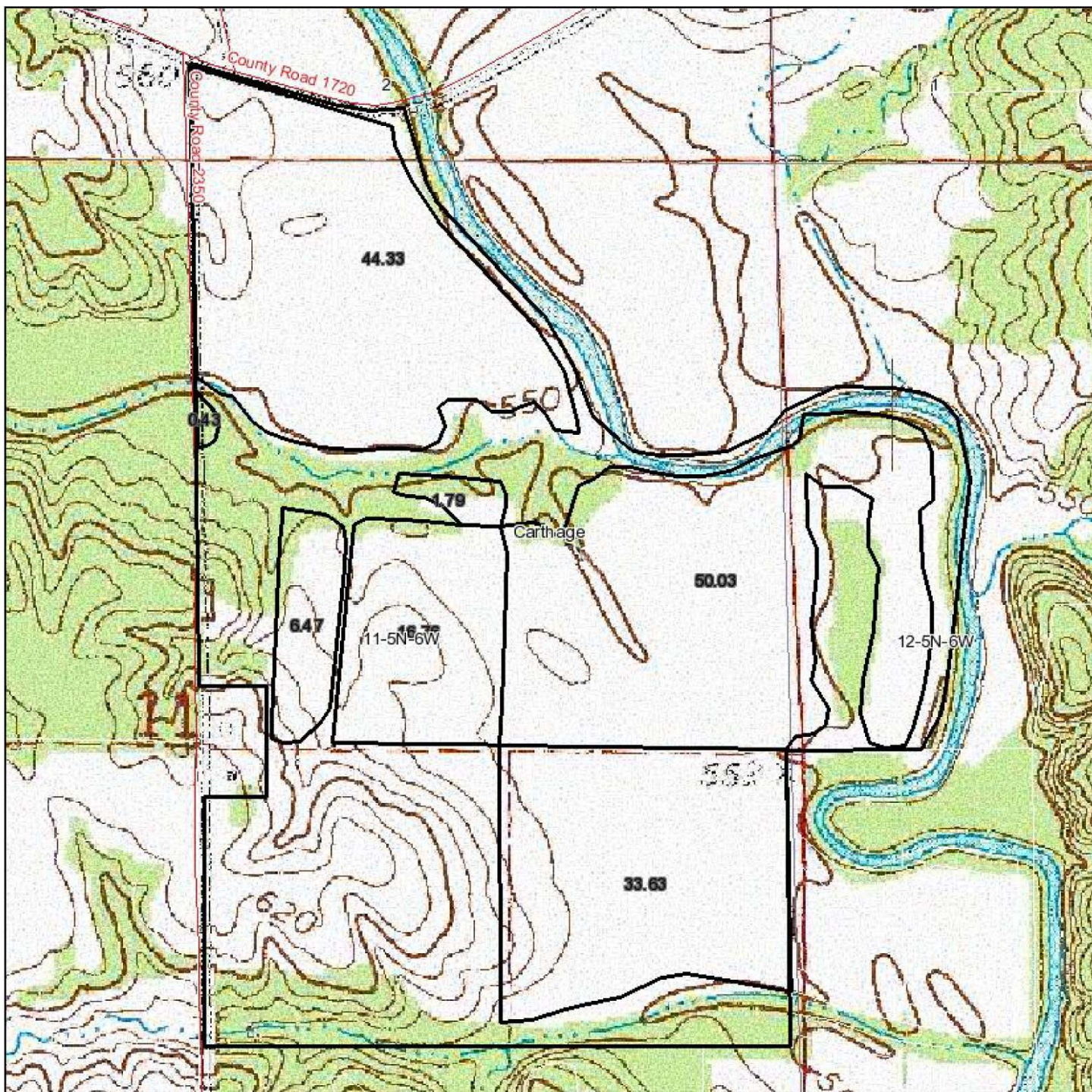


7/25/2011

FSA borders provided by the Farm Service Agency  
Soils data provided by USDA and NRCS  
PLSS provided by Illinois State Geological Survey



# Topography Map Lamoine River Hunting Property



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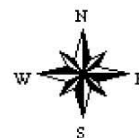


CUSTOMIZED ONLINE MAPPING

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