

**Price  
Reduced**

**For  
Sale**

Built in 1993, this 1,276± sq. ft., 2-bedroom, 1.75 bath ranch with loft overlooks onto a beautiful floor-to-ceiling stone fireplace. Andersen windows throughout, cathedral ceilings, first level deck, and a second 10' x 30' screened porch on the lower level with walk-out. Upper level is finished with knotty pine, while lower level is fully carpeted. A detached 720 sq. ft. 3-car garage that is fully insulated with one bay that is heated. Stove, refrigerator and microwave are included, and the interior furnishings are negotiable. There are plenty of deer and turkey for the weekend outdoorsman and peaceful surroundings for relaxation.

**Size:** 45± total acres, 20± cropland acres, balance in homesite and woods

**Location:** 3± miles east of Tiskilwa on Tiskilwa Bottom Road.

**Legal:** Part of Sections 10 & 15, Arispie Township 15N , R9E, Bureau County, Illinois

**Soils:** Rozetta Silt Loam, Sylvan Silty Clay Loam

**RE Taxes:** \$2,183.62 (2008 pay 2009)

**PIN:** 22-15-100-001; 22-10-300-013

**Price:** ~~\$440,000~~ <sup>Reduced</sup> \$399,000

**Terms:** Cash

**Showing:** Please call to schedule an appointment

**Leslie "Chip" Johnston**  
**815-875-2950**  
**farms1@comcast.net**  
**801 Warrenville Road, Suite 150**  
**Lisle, Illinois 60532**  
**Designated Agent for Seller**



**Capital  
Agricultural  
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# Hill View Property

**45± acres  
Bureau Co., IL**

## Aerial & Location Maps

Aerial Map



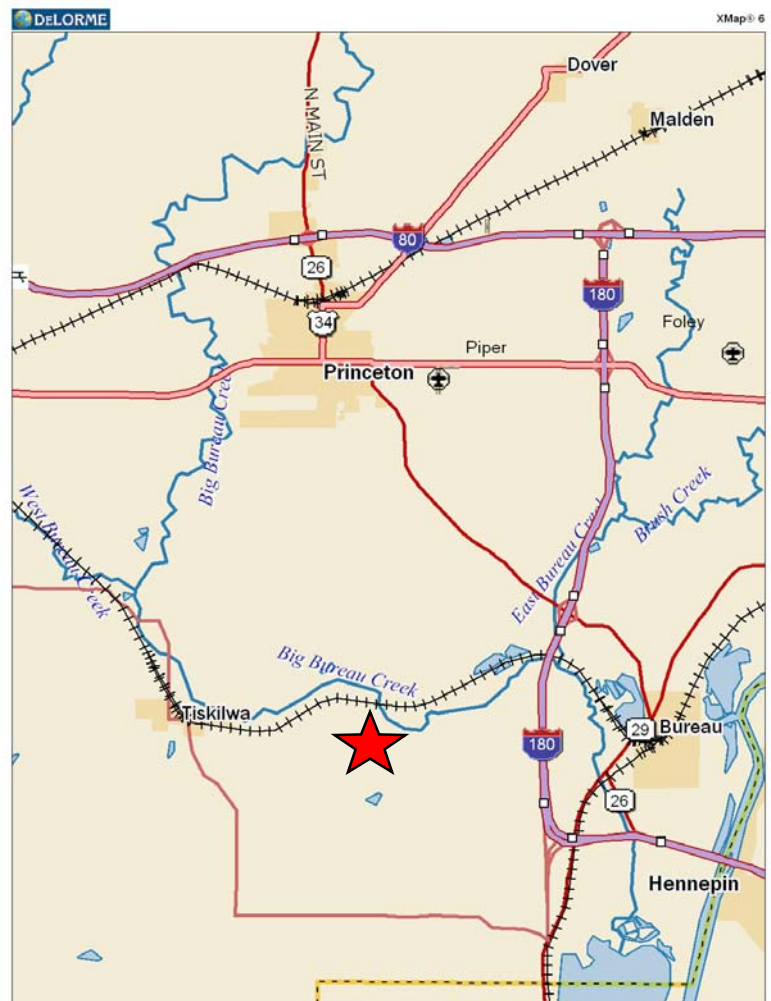
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**15-15N-9E  
Bureau County  
Illinois**

map center: 41° 17' 26"  
scale: 4i  
N  
W  
S  
E  
9/4/20



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