

**Price  
Reduced**

**199± acres  
Henry Co., IL**



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)

**The Outdoorsman's paradise!  
Fish, deer, turkey, ducks, geese, pheasant, and quail.**

This property has it all for the hunting and fishing enthusiasts. Near the Hennepin Canal, the property is heavily wooded with many lakes, with the biggest being approximately 10 acres. There are approximately 50 acres of good grass pasture. Two docks, picnic area, boat ramps, two roadways. Even includes three flat-bottomed boats!

**Size:** 199.53± surveyed acres

**Location:** 2 miles north and west of Annawan, Illinois, on CR 22 and E 2600 Road

**Legal:** Part of Secs. 25 & 36, Atkinson Twp. 17N, R4E, & Secs. 30 & 31, Annawan Twp. 16N, R5E, Henry County, Illinois

**Improvements:** 20' x 18' storage shed

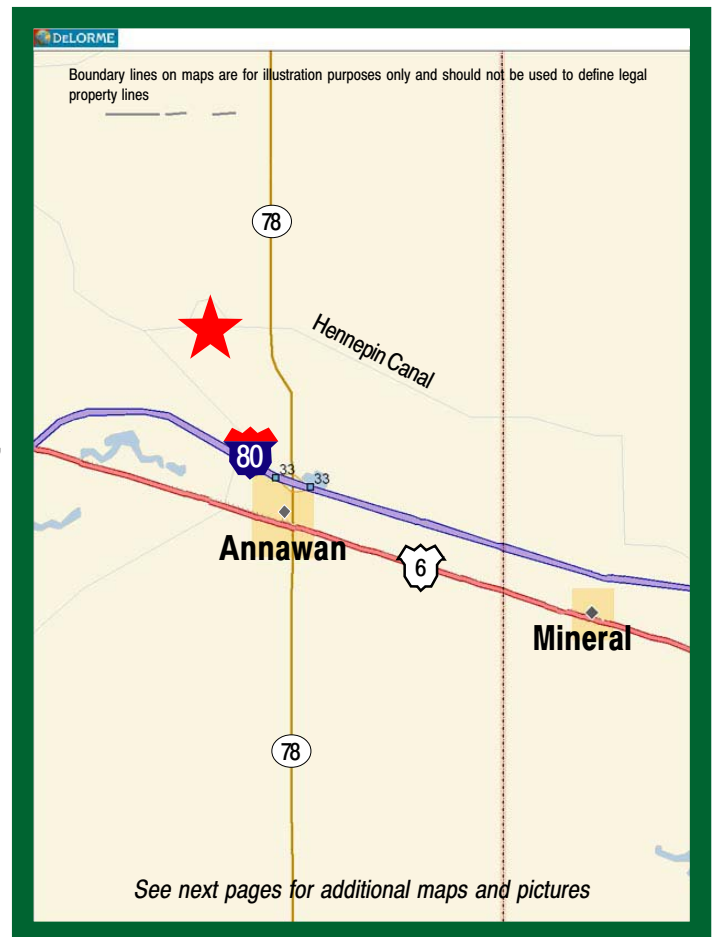
**Other:** Underground electric runs into the property

**RE Taxes:** Less than \$1.00 per acre

**Price:** ~~\$1,000,000~~ \$900,000

**Terms:** Cash

**Management:** Professional farm management available



**For further information contact:**  
**Leslie H. Johnston, Real Estate Salesperson**  
**Serving the Henry County area**  
**[chip\\_johnston\\_722@comcast.net](mailto:chip_johnston_722@comcast.net)**  
**Tel: (815) 875-2950**  
**Cell: (815) 866-6161**  
**Designated Agent for Seller**

Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.



# *Annazwan Timber & Lakes*

**199± acres**  
**Henry Co., IL**

One of several ponds



20' x 18' Storage Shed



Grass pasture



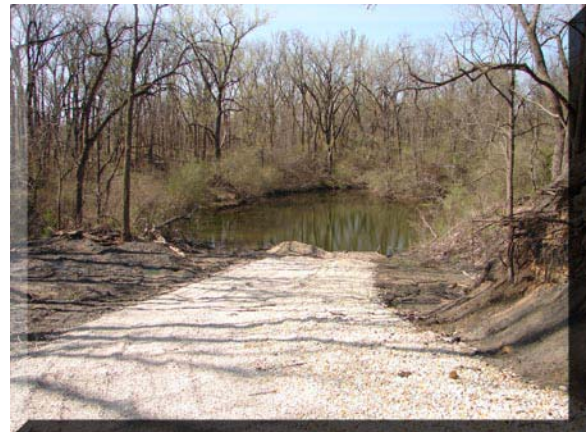
Trails



Grass pasture



Small pond





# *Annarwan Timber & Lakes*

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**Aerial Map**



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



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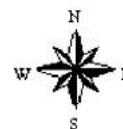
Map Provided by



©AgriData, Inc. 2006

**31-17N-5E  
Henry County  
Illinois**

map center: 41° 25' 25.78, 89° 58' 17.17  
scale: 1:7045



4/23/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.  
PLSS provided by Illinois State Geological Survey.



# *Annarwan Timber & Lakes*

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## **Topography Map**



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