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FOR SALE: UNION COUNTY IL 385+- ACRES

PROPERTY DETAILS

Address: 160 Anna Nursery Lane, Cobden IL

List Price: \$1,985,000

The Anna Plant and Tree Nursery is a legacy nursery that owns PO box #1 at the Cobden Post Office. Anna Nursery is well respected in the market. The Nursery has been in business for 90 years and is still going strong! This is a turnkey business with over two million in saleable inventory (and much more coming on behind that). There is over \$200,000 in working nursery equipment in use on the farm. Sales are forecast to be a \$1,000,000 for 2016 with positive cash flow potential of up to a \$100,000. The company sells wholesale to the landscape and garden center trade. They have steady business every year from loyal customers.

Property Includes: 385+- acres with approximately 275+- acres devoted to the cultivation and growing of 225 species of plants and trees, mostly terraced and rolling hills. 110 acres are wooded and enrolled in a Forest Management Plant with Timbermark Inc. There is also a beautiful private and secluded 3-bed, 2.5-bath home with full basement, stunning views, nice pond and dock. You can see Bald Knob Cross from the kitchen window. 13 ponds all stocked with bass. 4 wells to keep the ponds full.

2014 taxes: \$5280 of which \$3787 on the home. One of the owners of this property holds an Illinois Real Estate License and the state requires we disclose that.



Listing 1667L

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BUY A FARM LAND AND AUCTION COMPANY LLC — 800-443-1998