



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
BUS: (618)544-3156
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www.weberir.com

Owners Name & Address: H.D & Vicki Huffington

Location or Directions to Property: 11th St, Marshall

S 15 A E 1/2 NE NE W RR

TRACT 1:	<u>13.4</u>	Tillable	<u>12.28</u>	<u> </u>	Brush	<u> </u>	Ditches	<u> </u>	Pasture
TRACT 2:	<u> </u>	Tillable	<u> </u>	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture
TRACT 3:	<u> </u>	Tillable	<u> </u>	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture

Property I.D. # 08-08-24-08-201-007

Mineral Rights: All they own pass to buyer.

Ponds: None

Fencing: None

Tenants: Bill Franken Yes No

Possession: Upon delivery of deed subject to tenants right. Utilities available: At 11th St

Easements/Right of Ways: 4

CRP or other Government Program: ARC-PLC

Topography: Nearly Level

Flood Plain: No

Types of Soils: Whitson Silt Loam

School District: Marshall

Remarks: Zoning: Outside city limits. Needs rezoned for residential, then request zoning board for annexation.

Listing Price: \$125,000.00

Listed by: Bob Crocker - 618-562-7355

R2.25

This information, although believed accurate, is not guaranteed. It is the responsibility of the purchaser to verify.

