



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
BUS: (618)544-3156
FAX: (618)546-5296
www.weberir.com

Owners Name & Address: Teresa Goodwin Garrett

Location or Directions to Property: Intersection 2100 N & N 475th ST. Licking TWP.

S 1/2 E 1/2 SW SE & N 1/2 E 1/2 SW SE all in 4-8-13

TRACT 1:	<u>22.2</u>	Tillable	<u>14.01</u>	<u> </u>	Pasture	<u>7.82</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. # 01-1-04-000-012-000 & 01-1-04-000-013-000

Mineral Rights: Will pass to purchaser.

Ponds: No

Fencing: No

Tenants: Yes Yes No

Possession: Upon delivery of deed pending tenants rights after planting Utilities available: E-J Water & Norris

Easements/Right of Ways: Those of record

CRP or other Government Program:

Topography: Rolling

Flood Plain: NO

Types of Soils: Bluford, Ava, Hickory & Wynoose

School District: Hutsonville Unit #1

Remarks: Part of the land was cleared in 2020; The NRCS reports that those cleared acres must have a form 1026 filed before those acres are farmed.

Listing Price: \$106,656.00

Listed by: Bob Crocker - 618-562-7355

R1.8

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

