



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: Estate of Edward R & Winifred Ruth Kinchen, Debbie Dix Exc.

Location or Directions to Property: West of Eaton to 725E Rd, proceed South on 725E approximately 1/4 mile to Parcel #2

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|-----------------|----------------------------|-------------------------|-------------------------|---------------------------|---------------------------|
| TRACT 1: | <u> </u> Tillable | <u> </u> Woods | <u> </u> Brush | <u> </u> Ditches | <u> </u> Pasture |
| TRACT 2: | <u>Could Be</u> Tillable | <u> </u> Woods | <u>x</u> Brush | <u> </u> Timber | <u>x</u> Pasture |
| TRACT 3: | <u> </u> Tillable | <u> </u> Woods | <u> </u> Brush | <u> </u> Timber | <u> </u> Pasture |

Property I.D. # 02-2-02-000-013-000 27.89 AC

Mineral Rights: All seller's own will pass to purchasers

Ponds: None

Fencing: None

Tenants: None

Possession: Possession upon delivery of deed

Easements/Right of Ways: Those of record

Utilities available: Yes No
Norris Electric

CRP or other Government Program: None

Topography: Rolling

Flood Plain: Zone X

Types of Soils: Atlas, Ava, Bluford

School District: Robinson

Remarks: If this tract is to be put back into row crop production, Crawford County USDA (NRCS) should be consulted proper to tillage.

Listing Price: \$153,395.00

Listed by: Sherri Murray Thomas (618)562-4329 &
Bob Crocker (618)-562-7355

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

