



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
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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 #1

TRACT 1:	<u>0</u>	Tillable	<u>5.25</u>	Woods	<u> </u>	Brush	<u> </u>	Ditches	<u> </u>	Pasture
TRACT 2:	<u> </u>	Tillable	<u> </u>	Woods	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture
TRACT 3:	<u> </u>	Tillable	<u> </u>	Woods	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture

Property I.D. # 02-2-01-000-003-000 5.25 AC

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

Ponds: None

Fencing: None

Tenants: None

Utilities available: Yes No

Possession: Possession upon delivery of deed

Norris Electric

Easements/Right of Ways: Those of record

CRP or other Government Program: None

Topography: Rolling

Flood Plain: Yes, on East side

Types of Soils: Ava, Hickory, Haymond

School District: Robinson

Remarks: Nice campsite/homesite, gravel road 725E on the West side.

Note: East side of this tract is prone to flooding.

Listing Price: \$30,000.00

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.

