



WEBER REALTY

Revised 6/20/23

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: Tracey Ohl, ETUX

Location or Directions to Property: West of Robinson on RT 33, Turn South at Stoy crossroad, continue South about 3.5 miles, thence West on 700th Ave for 1/2 mile to SE corner; will be a Weber sign at the corner.

TRACT 1: 80 Total Acres Tillable 100% Woods Ditches x Pasture

Property I.D. # 04-3-15-000-009-000 & 04-3-15-000-016-000

Mineral Rights: None, reserved decades ago

Ponds: None

Fencing: None

Tenants: None

Possession: Upon date of delivery of deed.

Utilities available:

Yes No X

Hardinville Water

Easements/Right of Ways: Oilfield access roadways

Other (specify):

Norris Electric Service

CRP or other Government Program: None

Topography: Rolling

Flood Plain: Maybe along little creek

Types of Soils: Bluford, Atlas

School District: Robinson

Growing crops:

None, woods

Taxes:

\$3,972.46

Remarks: Good hunting on this rolling parcel of all woods. Access is via E 700th Ave on South border of 80 acres.

Oilfield lanes meander throughout the property and pumpjacks also dot the landscape.

Listing Price: \$260,000.00

Listed by: Bob Crocker (618)-562-7355 (cell)

R2.7

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

