



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
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www.weberir.com

Reduced 4/16/24

Owners Name & Address: Mark Prather, James Prather, John Voorheis

Location or Directions to Property: Proceed North on N Jackson ST. Continue North past Bunker Hill Rd, continue North 1 mile to 1800 RD, turn East proceed East 1.4 mile, land is on North. Look for sign **OR** 1 Miles West of RT 1. on 1800 RD to sign.

TRACT 1:	<u>20</u>	Total Acres	<u> </u>	Tillable	<u>20</u>	Brush	<u> </u>	Harvested Timber	<u> </u>	Pasture
TRACT 2:	<u> </u>	Total Acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture
TRACT 3:	<u> </u>	Total Acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture

Property I.D. # 03-0-23-000-007-000

Mineral Rights: All owned by seller will pass

Ponds: Other water supply:

Fencing: Buildings: None

Tenants: Tenant Notified: Yes No

Possession: Upon date of delivery of deed Utilities available: Municipal Water, electric

Easements/Right of Ways: Other (specify)

CRP or other Government Program: None

Topography: Rolling

Flood Plain: Yes

Types of Soils: Wakeland, Hickory, Atlas Growing crops: None; woods

School District: Hutsonville Taxes: \$963.80

Remarks: Rolling 20 acres, good access, several potential building sites at Southwest portion of the acreage. A cable "trunk" line has easement through middle of the property.

Listing Price: \$130,000/ \$6,500 per acre

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

R 2.25
This information, although believed accurate, is not guaranteed. It is the responsibility of the purchaser to verify.

