



WEBER INSURANCE & REALTY BROKERS, INC.

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:

Xceleration AG LLC

Call the office for showing and key code

Location or Directions to Property:

4237 E 1050th Ave, Oblong, IL 62449

Water/Sewer

City water, septic tank

Acreage

22.70 Acres

School District

Oblong

Taxes:

\$1,568.32

Remarks: Discover the perfect blend of space, function and natural beauty on this 22.7 acre property, featuring a 3.4 acre pond and four versatile outbuildings. The main office/storage building was built in 2022 and features a finished office area with 3 offices, waiting area, fully equiped kitchen and full bathroom. The office area is kept comfortable with 2 mini-split units. Radiant floor heat is available, but not hooked up. There is an unfinished loft area above the office that could be turned into liveable space. The Morton building is fully insulated, has radiant heat and provides ample space for equipment storage or whatever use you may see fit. There are two other older pole buildings on property that allow for excess storage. A 3.4 acre pond caps off this unique property.

Mineral Rights do not belong to seller. There is an easement on the property for the owners of the house located directly behind this property.

Listing Price:

\$750,000.00

Listed by: Brandon Hoalt 618-554-5689



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

R- 1.8

FURTHER INFORMATION
4237 E 1050th Ave, Oblong, IL 62449

Office/Storage Building	88' X 48' Total	
	Storage	60X48 1-overhead door
	OFFICE AREA	Finished Concrete, 2 Mini-splits
	Reception/Kit.	27'4" X 24'
	NW Office	11'6"X13'6"
	NE Office	11'6"X13'6"
	SE Office	11'6"X13'6"
	Bath	Shower, Sink, toilet
Morton Building	56X100, fully insulated, in-floor radiant heat, toilet/sink in bathroom	
Older Pole Barn	Electric, concrete floor	
3 Sided Pole Barn	Electric, gravel floor	