

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, IL 62454

Phone: (618) 544-8605 - FAX: (618) 544-9335

Email: ccre@crawford-county.com ** www.crawford-county.com (web site)



Owners Name & Address: John H. Battershell

Location or Directions to Property: 12018 E. 1200th Ave., Robinson, IL 62454

Take E. Highland Ave. to 1200th St., go north to first road (1200th Ave.) turn east (right). Land is on north side of
road east of Bedford Stone house.

TRACT 1:	<u>1</u> Total acres	<u> </u> Tillable	<u> </u> Road	<u> </u> 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. # 05-1-23-000-007-001

Mineral Rights:

Ponds: none Other Water Supply: city water/120' west of west property line

Fencing: none Buildings: old barn is being removed

Tenants: none Tenant notified: Yes No ☒

Possession: at closing Utilities available: Norris Elec.

Easements/Right of Ways: none known Other (specify) city gas ends at 11950 N. 1200th St.,
just west of 1 acre

School District: Robinson Taxes: ' 13 \$60.98 no exemptions

Types of Soils: Growing Crops: none

Remarks: BUILDING LOT just north of Deer Run Estates & Deer Field Estates (East of Quail Creek Country Club)

Present yard could be tilled.

124.57' x 337.42' bldg. lot located 1/4 mile NE of Quail Creek Country Club.

Price per Acre: \$35,000 **Total:** \$35,000

Listed by: Barbara Newlin

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

R - 2.7 or 1500 min.

DISCLAIMER: Crawford County GIS cadastral maps are compiled from official records and only contain information required for local government purposes. These maps do not represent a survey. No liability is assumed for the accuracy of the data delineated herein.

N 1200th ST.

E 1200th AVE.

258

124.57

337.42

264.1