

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main

Robinson, IL 62454

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

Email: c cre@crawford-county.com **crawford-county.com (website)**Owners Name & Address:** John H. Battershell**Location or Directions to Property:** 12018 E. 1200th Ave., Robinson, IL 62454Take 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: none

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: ' 21 \$71.12

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~~ ~~\$30,000~~ \$25,000**Listed by:** Gayle McKee

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

R - 2.7 or 1500 min.