



WEBER REALTY

116 S. Douglas St., PO Box 8578
Robinson, IL 62454
Bus: (618) 544-3156
Fax: (618) 546-5296
www.weberir.com

SELLER: IECC

ADDRESS: 4.39 acres on HWY 130, Olney

LOT SIZE: Irregular- Estimated 4.39 acres

TAXES: Not currently taxes.

TAX ID: 06-33-401-143

ZONING: TBD

LEGAL DESCRIPTION: See attached survey.

PRICE: \$295,000

REMARKS: Please note there is a deed restriction on the property- "The land conveyed herein shall not be used for any purpose that is contrary to the mission, values, and image of Illinois Eastern Community Colleges. Such prohibited uses include, but are not limited to, adult entertainment establishments, gambling facilities, and the sale or distribution of controlled substances. The grantee acknowledges and agrees to abide by this restriction, and any violation thereof may result in legal remedies, including the potential forfeiture of the property."

Exceptional location, great access, shovel ready. 4.39 acres across from City Park.
Traffic count 9,750.

LISTING AGENT: Bob Crocker

R2.7

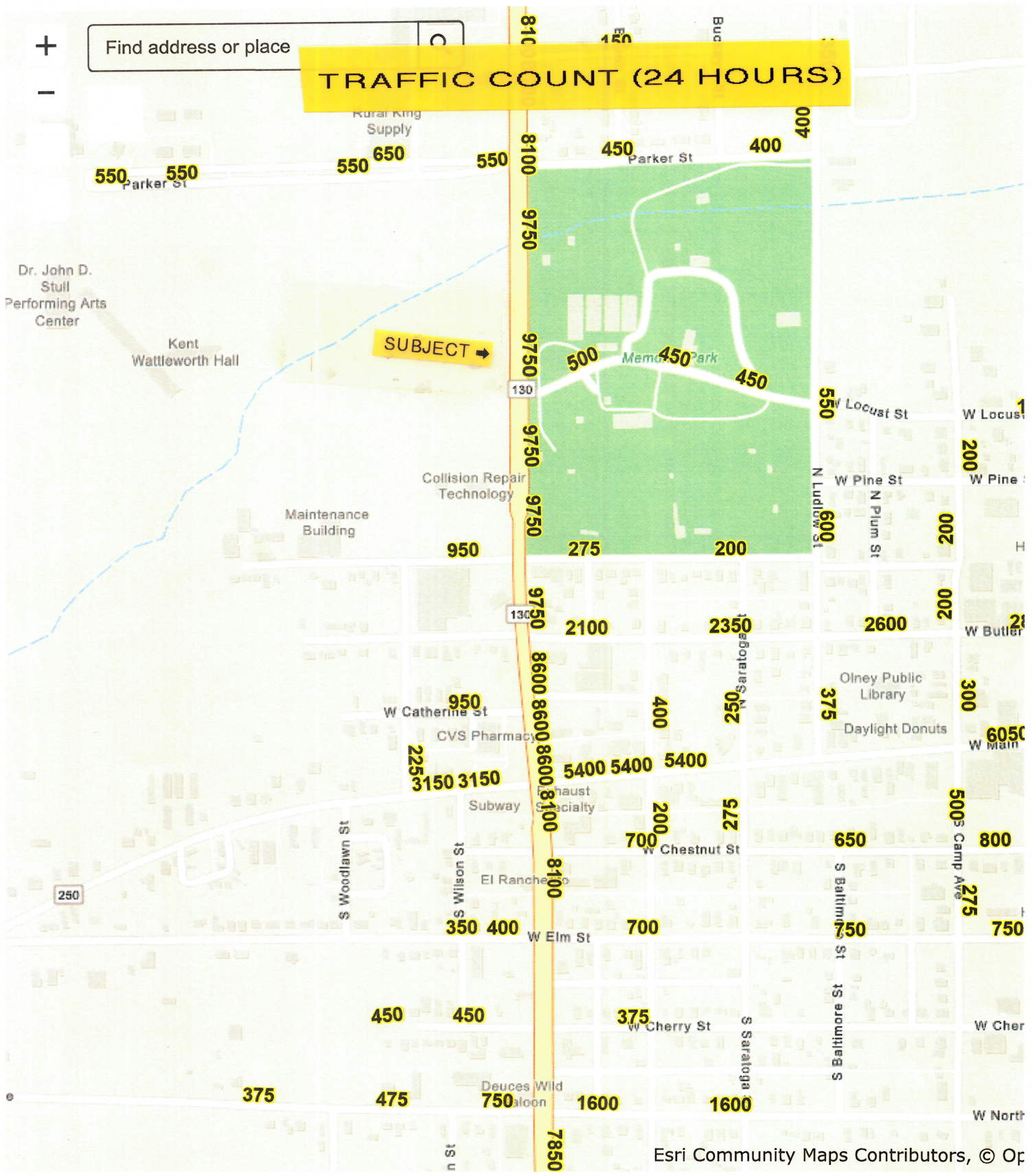
This information, although believed accurate, is not guaranteed. It is the responsibility of the purchaser to verify.



Find address or place

TRAFFIC COUNT (24 HOURS)

SUBJECT →



PLAT OF SURVEY

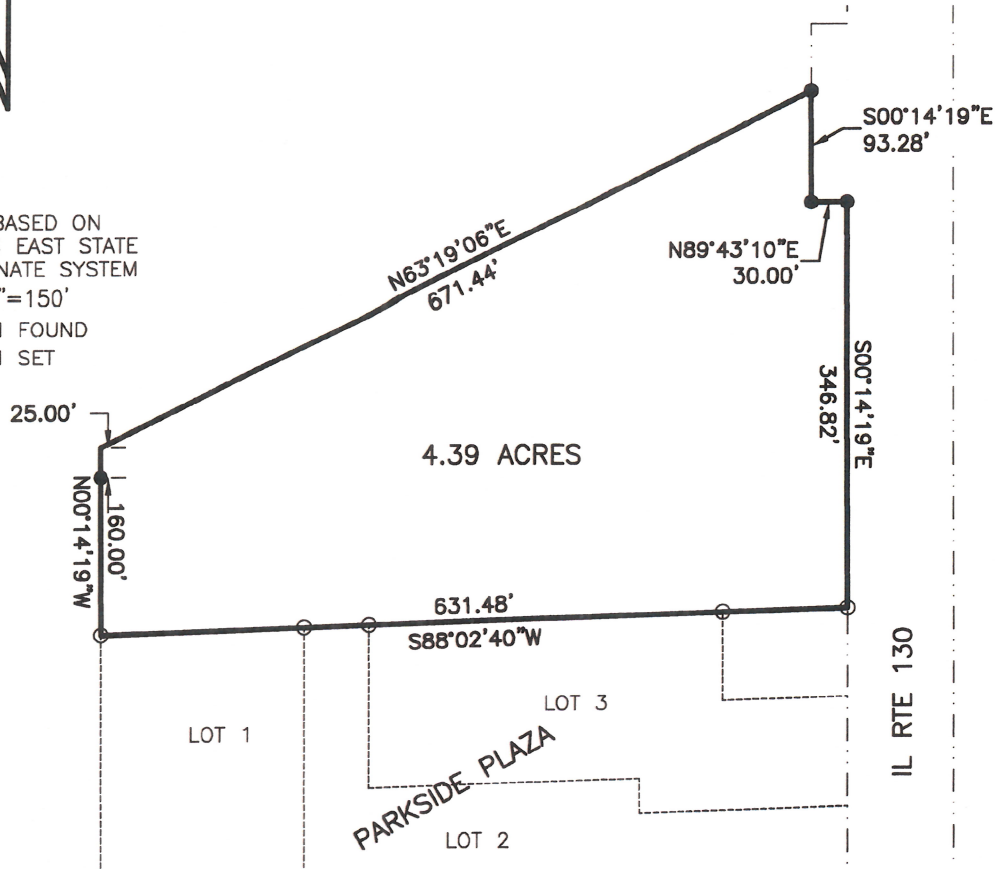
PART OF THE NE 1/4, SE 1/4, SECTION 33, T.4N., R.10E., 3RD P.M.,
RICHLAND COUNTY, ILLINOIS



BEARINGS BASED ON
NAD83 ILLINOIS EAST STATE
PLANE COORDINATE SYSTEM

SCALE 1"=150'

- IRON PIN FOUND
- IRON PIN SET



DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, RICHLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF PARKSIDE PLAZA; THENCE NORTH 00°14'19" WEST, 160.00 FEET; THENCE NORTH 63°19'06" EAST, 671.44 FEET TO THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 130; THENCE SOUTH 00°14'19" EAST, 93.28 FEET; THENCE NORTH 89°43'10" EAST, 30.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 00°14'19" EAST, 346.82 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 88°02'40" WEST, 631.48 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 4.39 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1) FIELDWORK FOR THIS PROJECT WAS COMPLETED ON APRIL 3RD, 2024.
- 2) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION PERTAINING TO EASEMENTS OF RECORD, ENCUMBRANCES, RIGHTS OF TITLE, RESTRICTIVE COVENANTS, RESERVATIONS OR RIGHTS-OF-WAY. A TITLE OPINION OR TITLE INSURANCE SHOULD BE OBTAINED FOR COMPLETE INFORMATION.
- 3) I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.
- 4) THIS PLAT SHALL NOT BE VALID WITHOUT THE SEAL AND SIGNATURE OF THE SURVEYOR NOTED.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS PLAT WAS MADE BY ME ON APRIL 3RD, 2024 FOR IECC.

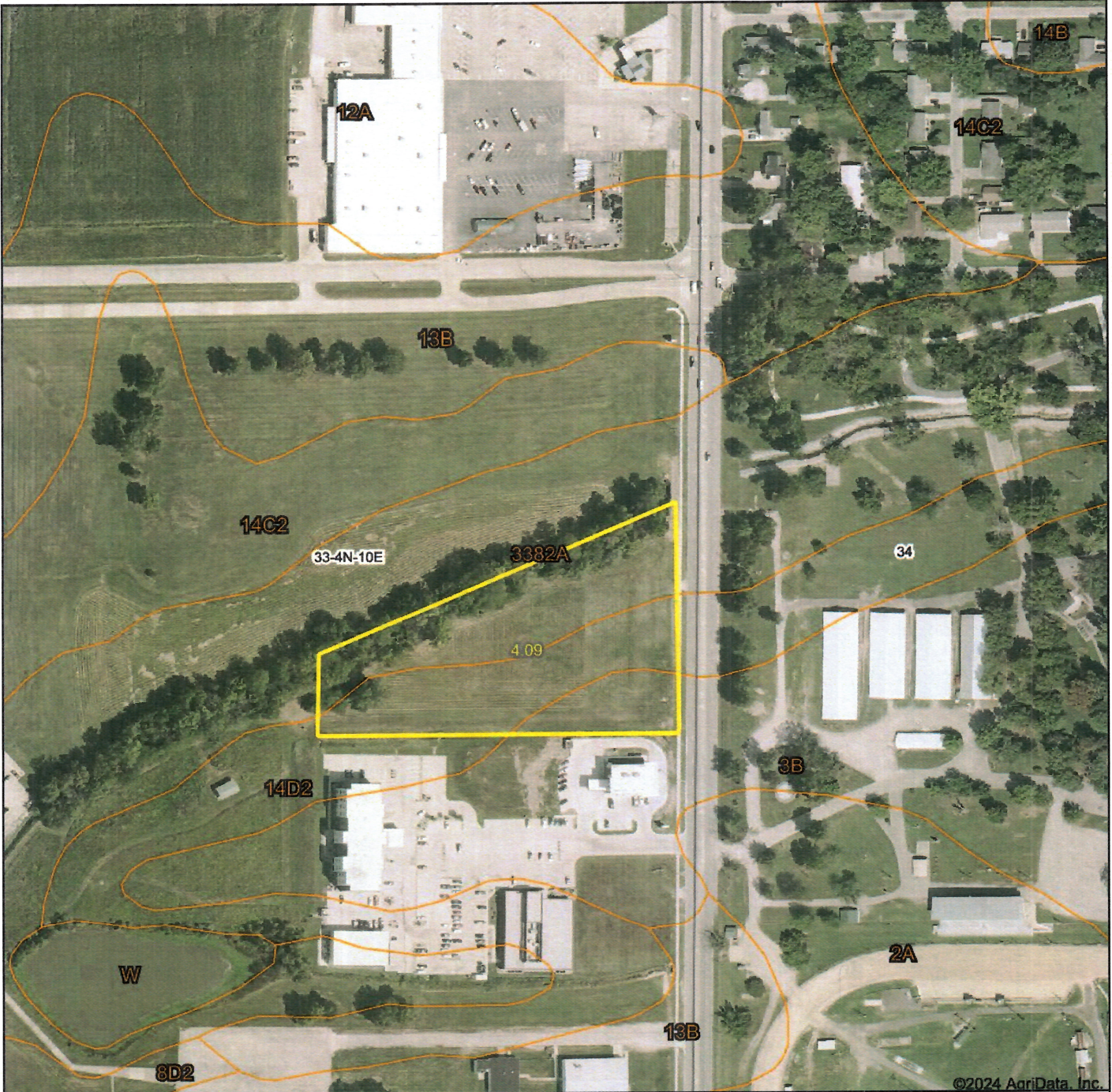
Shawn W. Taylor

SHAWN W. TAYLOR
ILLINOIS REGISTERED LAND SURVEYOR #3800
LICENSE EXPIRATION DATE 11/30/2024

CHARLESTON ENGINEERING, INC.

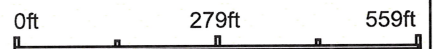
105 NORTH KITCHELL P.O. BOX 397 OLNEY, ILLINOIS 62450 (618) 392-0736
PROFESSIONAL DESIGN FIRM #184.003513

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 38° 44' 11.49, -88° 5' 44.67



33-4N-10E
Richland County
Illinois



4/3/2024

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.