



WEBER REALTY

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: J. Williams Farms, Brian Williams POA

Location or Directions to Property: East of Helena approximately 4 miles turn South on 1400th St. The 60 acres
is 1/2 mile South on East side of 1400th St. There is no sign.

TRACT 1:	<u>60</u>	Total Acres	<u>57.98</u>	Tillable	<u>2.2</u>	Brush	<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. # 01-13-28-00-300-001

Mineral Rights: All sellers own will pass to buyer.

Ponds: None Other water supply:

Fencing: None Buildings: None

Tenants: Owner farms Tenant Notified: Yes No

Possession: As per puurchase agreement Utilities available:

Easements/Right of Ways: Pipeline Other (specify)

CRP or other Government Program:

Topography: Slightly rolling

Flood Plain: Outside flood plain

Types of Soils: Growing crops:

School District: Marshall Taxes: \$1,207.48

Remarks: Seller desire a sale with a leaseback terms- 3 year term, shares or cash rent, buyers preference.

Listing Price: \$720,000.00

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

R1.35

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



60 ACRES M/L

1
41.01
NHSL

2
16.97
NHSL

Farm: 5680
Tract: 2234

0 400 800 1200 1600 Feet



Wms (Pasture)

Tract Boundary
Clu_a_i1023.shp



Scale 1:7920

This map is for FSA program purposes only.

Printed: Aug 5, 2005