



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: Gary E. Tingley & Erin R. Tingley
Martinsville, IL 62442

Location or Directions to Property: RT-40 East of Ridgelawn Rd, 4.4 mile to property. Watch for Weber sign on South side of road.

TRACT 1:	<u>10.28</u>	Total Acres	<u>10</u>	Tillable	<u>x</u>	Brush	<u> </u>	Timber	<u> </u>	Past
TRACT 2:	<u> </u>	Total Acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Past
TRACT 3:	<u> </u>	Total Acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Past

Property I.D. # 09-12-04-00-300-014

Mineral Rights: All owned will pass

Ponds: None Other water supply: Clark-Edgar

Fencing: None Buildings: None

Tenants: Owner Operated Tenant Notified: Yes x No

Possession: Upon removal of 2024 crop Utilities available:

Easements/Right of Ways: RT-40 R.O.W. Other (specify)

CRP or other Government Program:

Topography: Mostly level

Flood Plain: No

Types of Soils: Growing crops: Soybeans

School District: Martinsville Taxes: \$216.50

Remarks: Nice parcel well located, many possibilities. Great visibility for future businesses, no zoning.

Note: This offering pending seller closing on replacement property that is 1031 exchange.

Listing Price: \$110,000.00

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.

