



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

Location or Directions to Property: Proceed South of Downtown Martinsville on York St., turn West on Schofield adjacent to fairgrounds, proceed West to Weber sign (1/2 mile).

TRACT 1:	<u>6.2</u>	Total Acres	<u>5.17</u>	Tillable	<u>x</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. # 09-12-1-00-200-012

Mineral Rights: All owned will pass

Ponds: None Other water supply: Municipal

Fencing: None Buildings: None

Tenants: Owner Operated Tenant Notified: Yes x No

Possession: Upon removal of 2024 crop Utilities available:

Easements/Right of Ways: Utility Other (specify)

CRP or other Government Program:

Topography: Level

Flood Plain: No

Types of Soils: Growing crops: Soybeans

School District: Martinsville Taxes: \$130.82

Remarks: Nice small parcel, many possible uses.

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

Listing Price: \$62,000.00

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.

