



WEBER REALTY

116 S DOUGLAS ST., P.O. BOX 8578
ROBINSON, IL 62454
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Owners Name & Address: Eric J. Mosbey & Jason A. Mosbey
14140 N 1300th St., Robinson, IL 62454

Location or Directions to Property: 5 miles north on 1150th (Robinson/Marshall Rd) DR N Jackson St,
and hence north to 1525, land is located at that intersection (no signage)

TRACT 1:	<u>20</u>	Total acres	<u>15</u>	Tillable	<u>4.68</u>	Brush	<u> </u>	Timber	<u> </u>
TRACT 2:	<u> </u>	Total acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>
TRACT 3:	<u> </u>	Total acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>

Property I.D. # 03-2-03-000-016-000

Mineral Rights: Not Available

Ponds: 1 small Other Water Supply: Robinson/Palestine Water Comm

Fencing: none Buildings: small pole building

Tenants: Sherman Newlin Tenant notified: yes No

Possession: upon date of delivery of deed Utilities available: water, electric

Easements/Right of Ways: R/W on 1150th & 1525th Other (specify)

CRP or other Government Program:

Topography: gently rolling

Flood Plain: no

Types of Soils: Hosmer, Pierron Growing Crops: none as of March

School District: Robinson Taxes: \$362.00 2024

Remarks: The sale of the 20 acres is contingent upon Mosbey locating another parcel to satisfy a IRS 1031
exchange. Buyer will incur no additional expense regarding exchange paperwork.

Listing Price: \$200,000.00

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.

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