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EDWARDS COUNTY LAND

Section 11, Shelby South, Albion

Asking Price: ~~\$135,000~~

Reduced: \$120,000

Information About Listing

County	Edwards
PIN	07-11-200-005
Lot Size m/l	20 +/- Acres
Property Type	Building Sites/Farmland/Timber/Recreation
Property Taxes m/l	\$160.78 (NO exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	n/a
Sewer	n/a

Notes

Legal Description: The North Half of the Northeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 10 East of the Third Principle Meridian. Situated in the County of Edwards and State of Illinois.

GPS Coordinates: 38.460766, -88.056898

Location: 1.4 miles North of the Bone Gap and West Village crossroads on the West side of Illinois Route 130, approximately 5 miles North of Albion

Notes...NO oil, coal, natural gas, or other mineral rights are included with the sale of this property; Ellery Rural Water Corporation maintains a water line in the vicinity of the property; Wayne-White Co-Op provides electrical service in the vicinity of the property; There is NO natural gas line in the area; Contact listing agent for details on farming rights

CRP: 4.67 acres currently enrolled; contract expires 9/30/2030; annual payment: \$434.00 (rental rate = \$93.00 per acre)

*****Property lines in above photo are approximate...FOR REFERENCE ONLY*****

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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