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## **EDWARDS COUNTY LAND**

Section 11, Shelby South, Albion

**Asking Price: ~~\$120,000~~**

**Reduced: \$100,000**

### Information About Listing

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