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EDWARDS COUNTY LAND

IL RT 15 and CR 125 E
Ellery, IL 62833

Asking Price: \$250,000

Information About Listing

County	Edwards (Ellery “Township”)
PIN	10-05-100-006
Lot Size m/l	36.1 +/- Acres
Property Type	Farmland/Pasture/Recreation/Building Sites
Property Taxes m/l	\$311.82 (no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	n/a
Sewer	n/a

Notes

Legal Description: The Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Five (5), Township Two South (T2S), Range Ten East (R10E) of the Third Principal Meridian (3rd P.M.), Edwards County, Illinois, containing 36 acres, more or less.

GPS Coordinates: 38.378997, -88.12338

Location: The property is located approximately 3.7 miles West of the center of Albion on the North side of Illinois Route 15. The primary entrance is near the Southwest corner of the auction property at the intersection of IL RT 15 and CR 125 E.

Additional Information...36.1 +/- taxed acres (per public record); 27.39 +/- tillable acres (per FSA); 17 base acres, corn/soybeans (per FSA); typical yields: n/a (currently used for pasturing cattle and hay production); currently, there are no CRP or other contracts (per FSA); current cash rent: n/a (current tenant will NOT remove cattle until March of 2025); improved with two older barns (repairs needed), livestock fencing/gates, some utilities located nearby; large pond with approximately an acre of surface area; excellent access from IL RT 15 and/or CR 125 E

*****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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