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301 ILLINOIS ROUTE 15 (WEST)

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EDWARDS COUNTY LAND

CR 450 N

Albion, IL 62806

Asking Price: \$164,500

Information About Listing

County	Edwards County (French Creek Precinct)
PIN	Part of 12-30-400-007
Lot Size m/l	26.11 +/- Acres ESTIMATED
Property Type	Farmland/Woods/Building Sites
Property Taxes m/l	\$363.00 (ESTIMATED at current Assessment w/ no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	n/a
Sewer	n/a

Notes

Legal Description: Part of The Northwest Quarter of the Southeast Quarter in Section 30, Township 2 South, Range 14 West, containing 40 acres, more or less. EXCEPT 7.99 acres on the West side. (Part of 12-30-400-007)

GPS Coordinates: 38.313179, -88.06408

More Features...approximately 15.85 acres tillable (balance in woods, waterways, creek bed); 0.87 acre CRP in existing waterways; farming rights will be open for 2027

Cropland Information...Weighted Average PI = 104.5; Primary Soil Types: Stoy, Wakeland, Hosmer

Additional Information...NO oil/mineral rights are being conveyed w/ the land; seller would consider subdividing into smaller parcels

The proposed tract is to be separated from an existing parcel. Consultation with the Assessor's Office will be necessary to complete the parcel division.

*****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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