

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, IL 62454

Phone: (618) 544-8605 - FAX: (618) 544-9335

Email: ccre@crawford-county.com ** www.crawford-county.com (web site)



Owners Name & Address: Larry Kirts

Location or Directions to Property: N. 600th St. - First property north of 10906 N. 600th St., owner's home.

Also, first property south of Oak Glen Golf Course.

TRACT 1:	<u>5</u>	Total acres	<u> </u>	Tillable	<u> </u>	Road	<u>2/3 +/-</u>	Timber	<u>1/3 +/-</u>	Lake
TRACT 2:	<u> </u>	Total acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture
TRACT 3:	<u> </u>	Total acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture

Property I.D. # 04-1-34-000-038-000

Mineral Rights: Owner believes he owns

Ponds: yes Other Water Supply: Oblong water

Fencing: across front Buildings: storage shed

Tenants: none Tenant notified: Yes No

Possession: at time of closing Utilities available: Norris Elec., city gas

Easements/Right of Ways: Oak Glen, house to south & Other (specify)
Craw. Co. Nature Preserve water rights

School District: Oblong Taxes: '16 \$17.42

Types of Soils: Growing Crops:

Remarks:

Price per Acre: \$8,000/acre **Total:** \$40,000

Listed by: Gayle McKee

This information, although believed accurate, is not guaranteed. It is the responsibility of the purchaser to verify.

An aerial photograph of a wooded area. A small, dark, rectangular building is visible on the right side. A yellow text label with a red outline is positioned in the center of the image. The label contains the text "200-002" on the top line and "64" on the bottom line. The image is overlaid with a blue rectangular border and a yellow vertical line on the right side. A red horizontal line is also visible near the top of the image.

200-002
64