

Land For Sale

ACREAGE:

LOCATION:

40.0 Acres, m/l

Edgar County, IL



Property Key Features

- Mature Timber Parcel
- Prime Edgar County Hunting Property
- Residence Construction Permitted

John Wall Licensed Broker in IL JohnW@Hertz.ag **217-762-9881** 700 W. Bridge Street / P.O. Box 467 Monticello, IL 61856 **www.Hertz.ag** Brent Bidner Licensed Managing Broker in IL BrentB@Hertz.ag

REID: 030-0411-03



Hunter Township, Edgar County, IL

Heelen E Guyer Jaan Heilen Heelen	Family James D Trust 119 F 40 D David Joseph L & Sharon M 65 5	A B C Padgett Patrick Patrick	Bennett James F & 3 Inne Y 135 Seba 137	Jerry G Etal 379 A Bennes Frie A Gambaiani	Phelps Vickey L 52 33 A
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Keys Louise Trust 100 Maher William J & Tina J J118 Heelen Family Trust Etal 138 Kahn Steven A & Cheryl M Trust 160 Crick Beulah Trust 148 108 Egan Pauline Dalla & Phylis Lerry L Egan Pauline Egan LE 82 Maeks Diana LE 82 Watson Brian M 30 ark Maker Family Ltd 40 J 118 Stafford David P 300 D Heelen Family Trust 34 Trust 70 Tr 40 Family J Trust 30 Egan Pauline Egan Pauline Egan Pauline Egan Pauline Egan Pauline Egan Pauline Boyer David P 30 Watson M 30 Watson M 30 ark Maker Family Ltd 40 Stafford P 300 D Heelen Family Trust 34 Edgar County Bank Tr 206 Boyer Mary P Boyer Mary P Boyer Douglas D Trust 100 Princeton Mining Co 210 Princeton Mining Co 210 Princeton Mining Co 210 Midwest Coal Reserves 180	A Miller Carl 60 Joan W Etal 40 Becker Brent D Victoria S 159	1 Stafford Paul D 35 U Stafford	LE 65 Z Na	A B A County Bank Trust 455-332 199	Roann LE 10
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Aerial Photo

40.0 Acres, m/l



Total Acres:40.00Mixed Mature Timber

Property Information 40.0 Acres, m/l

Location

8 miles Northeast of Paris, IL.

Legal Description

The Northeast ¼ of the Southwest ¼ & part of the Northwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 6, Township 14N, Range 10W, Hunter Township, Edgar County, IL.

Price & Terms

- \$90,000
- \$2,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Land Description

Level to rolling.

Possession

Possession will be given at closing subject to current tenant's rights.

Real Estate Tax—Estimated

2018 Taxes Payable in 2019: \$486.80* Taxable Acres: 40.0* Tax per Taxable Acre: \$12.17* *The parcel has recently been surveyed off of two separate tax parcels. The taxes and net taxable acres for this property are estimated pending reassessment by the Edgar County Assessor.

Mineral Rights

Any mineral rights owned will be transferred to the buyer.

Building Site

The land is permitted for a single-family home on this parcel.

Comments

Great for hunting! Located in Edgar County not far from where the record non-typical whitetail was tagged in 2018.

Timber contains mixed hardwoods predominantly Oak and Walnut.

Water access by Clark-Edgar Rural Water District.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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