

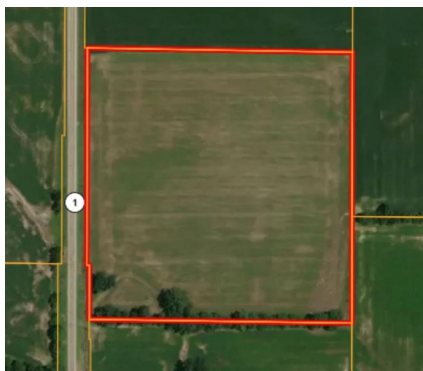
## Route 1 Hwy Palestine, IL 62451

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Lots and Land  
MLS#: 6216629

Active  
DOM: 30

LP: \$100  
OP: \$100



Lake YN: No  
Apx Acres: 25.93  
Lot SqFt: 1,129,511  
Apx Lot Dim:  
REO: None, Auction

Permit Ready:  
Legal Access: Yes  
PUD YN: No  
Govt Prgrm: No  
Leased YN: No

## Tax Information &amp; Legal

County: Crawford  
Taxes/Yr: \$721/2020  
Legal: N 25.93 A OF S 48.58 A W 1/2 NW SEC 19-7-11

Tax ID: [06-0-19-000-003-000](#)  
Tax Exmptn: None

## Schools

District: Palestine Dist. 3

## Property Information and Features

<b>Zoning:</b> AGR	<b>Water:</b> None	<b>Sewer:</b> None	
<b>CFD Avail:</b> No		<b>Covenant:</b> No	
<b>Rd Front:</b> 1,060	<b>Pasture Acres:</b> 0.00	<b>Scrub Ac:</b> 0.00	<b>Outbuilding:</b> No
<b>Tillable Ac:</b> 25.88	<b>Wooded Ac:</b> 0.00	<b>Pond Ac:</b>	<b>Outbldg SF:</b>
<b>Crnt Use Agr:</b>	<b>Govt Act:</b>		<b>SqFt Source:</b> Public Rec
<b>Util in Place:</b> N/A		<b>Util Avail:</b> N/A	

## Remarks and Showing Instructions

**Public:** This 25.93 acre parcel of tillable farm ground will sell at auction on Saturday, January 22nd, 10:00 A.M. as Tract 2. Auction to be held at 6451 E. 1050th Ave., Robinson, IL. Tract 2: 25.93 Acres Parcel: 06-0-19-000-003-000 Legal Description: N 25.93 / OF S 48.58 A W 1/2 NW SEC 19-7-11 FSA Info: Wheat base acres 2.69, PLC yield 44; Corn base acres 11.35, PLC yield 99; Soybean base acres 11.06, PLC yield 34 Soils: 453A Muren silt loam, 0-2% slopes; 142A Patton silty clay loam, 0-2% slopes; 3333A Wakeland silt loam, 0-2% slopes, frequently flooded; 79C2 Menfro silt loam, 5-10% slopes, eroded

**Directions:** Parcel is located north of the Gordon junction, on the east side of IL Route 1, between Trimble, IL and Gordon.

**Show Instructions/Lockbox:** Please call office to schedule appointment to view property.

## Listing Information

<b>List Office:</b> <a href="#">United Country Burke Auction &amp; Realty (1990)</a>	<b>Minimum CC:</b> 0%	<b>List Date:</b> 11/10/2021
<b>Office Phone:</b> 618-592-4200	<b>Variable:</b> No	<b>Expire Date:</b> 01/22/2022
<b>List Agent:</b> <a href="#">Bill Burke (359500545)</a>	<b>Owner Name:</b> Joan Collier Estate	
<b>Phone:</b> 618-553-4613	<b>2nd Owner:</b>	
<b>List Type:</b> Excl Rt To Sell	<b>Agt Owned:</b> No	
<b>Possession:</b> At Close		

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)  
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