

E 1300th Ave Palestine, IL 62451

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

Lots and Land
MLS#: 6216635

Active
DOM: 30

LP: \$100
OP: \$100



Lake YN: No
Apx Acres: 40.00
Lot SqFt: 1,742,400
Apx Lot Dim:
REO: None, Auction

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

Tax Information & Legal

County: Crawford
Taxes/Yr: \$785/2020
Legal: NE NW SEC 20-7-11 MARTHA KNOBLETT FARMS

Tax ID: [06-0-20-000-003-000](#)
Tax Exmptn:

Schools

District: Palestine Dist. 3

Property Information and Features

Zoning: AGR
CFD Avail: No
Rd Front: 1,353
Tillable Ac: 29.93
Crnt Use Agr:
Util in Place: N/A

Water: None
Pasture Acres: 0.00
Wooded Ac: 8.85
Govt Act:

Sewer: None
Covenant: No
Scrub Ac: 0.00
Pond Ac:
Util Avail: N/A

Outbuilding: No
Outbldg SF:
SqFt Source: Public Rec

Remarks and Showing Instructions

Public: This 40 acre parcel of mostly tillable acreage will sell at auction on Saturday, January 22nd, 10:00 A.M. as Tract 4. Auction to be held at 6451 E. 1050th Ave., Robinson, IL. Tract 4: 40 Acres Parcel: 06-0-20-000-003-000 Legal Description: NE NW SEC 20-7-11 MARTHA KNOBLETT FARMS FSA Info: Corn base acres 19.36, PLC yield 107; Soybean base acres 19.36, PLC yield 36 Soils: 434A Ridgway silt loam, 0-2% slopes; 3331A Haymond silt loam, 0-2% slopes, frequently flooded; 7286B Carmi sandy loam, 2-5% slopes, rarely flooded; 7155A Stockland gravelly sandy loam, 0-2% slopes, rarely flooded

Directions: From IL Route 1 north of the intersection of IL Hwy 33 & IL Rt. 1, turn east onto E. 1300th Ave. Parcel is located on the south side of the road.

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

Listing Information

List Office: [United Country Burke Auction & Realty \(1990\)](#)
Office Phone: 618-592-4200
List Agent: [Bill Burke \(359500545\)](#)
Phone: 618-553-4613
List Type: Excl Rt To Sell
Possession: At Close

Minimum CC: 0%
Variable: No
Owner Name: Joan Collier Estate
2nd Owner:
Agt Owned: No

List Date: 11/10/2021
Expire Date: 01/22/2022

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