

## N 1600th St Flat Rock, IL 62427

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

Lots and Land  
**MLS#:** 6216639

**Active**  
**DOM:** 29

**LP:** \$100  
**OP:** \$100



**Lake YN:** No  
**Apx Acres:** 42.11  
**Lot SqFt:** 1,834,312  
**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:** \$686/2020  
**Legal:** SW SE SEC 29-6-11 MARTHA KNOBLETT FARMS

**Tax ID:** [09-0-29-000-006-000](#)  
**Tax Exmptn:** None

## Schools

**District:** Robinson Dist. 2

## Property Information and Features

**Zoning:** AGR  
**CFD Avail:** No  
**Rd Front:** 0  
**Tillable Ac:** 39.00  
**Crnt Use Agr:**  
**Util in Place:** N/A

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

**Sewer:** None  
**Covenant:** No  
**Scrub Ac:** 0.00  
**Pond Ac:**

**Outbuilding:** No  
**Outbldg SF:**  
**SqFt Source:** Public Rec

**Util Avail:** N/A

## Remarks and Showing Instructions

**Public:** This 42.11 acre parcel of mostly tillable acreage will sell at auction on Saturday, January 22nd, 10:00 A.M. as Tract 6. Auction to be held at 6451 E. 1050th Ave., Robinson, IL. Tract 6: 42.11 Acres Parcel: 09-0-29-000-006-000 Legal Description: SW SE SEC 29-6-11 MARTHA KNOBLETT FARMS FSA Info: Corn base acres 58, PLC yield 100; Soybean base acres 51, PLC yield 37 Soils: 164A Stoy silt loam, 0-2% slopes; 214B Hosmer silt loam, 2-5% slopes; 6B2 Fishhook silt loam, 2-5% slopes, eroded; 119C2 Elco silt loam, 5-10% slopes, eroded

**Directions:** Head south on IL Rt. 1 from the junction of IL 33 and IL Rt. 1. Turn east onto E. 600th Ave. Turn back south onto N. 1600th St. Parcel will be on west side of 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:** 11/11/2021  
**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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