




NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY

Lots and Land		E 1475 NORTH RD		L\$243,000 <input checked="" type="checkbox"/>	
6170154 Active DOM/CDOM: 136/136		Brownstown, IL 62418		Orig. Price: \$243,000	
	County:	Fayette	Zoning:	AGR	
	Lake/ Name:	No	Taxes/ Yr:	\$207/ 2015	
	School:	Brownstown Dist. 201	Permit Ready Y/N:		
	Elem School:		HOA Dollar Amt:	\$	
	Middle School:		Tax ID:	11-09-400-016	
	High School:		Legal Access:	Yes	
	Acres Apx:	55.10	Plan Unit Dev Y/N:	No	
	Lot SF:	2,400,000	Gov't Program Y/N:	No	
	Apx Lot Dim:		Leased Y/N:	No	
	Water:	Rural	Covenants/Restrict Y/N:	No	
Sewer:	None	CFD Available:	No		
Lake Front Y/N:	No	Listing Type:	Excl Right to Sell		
REO:	No				
Road Frontage:	1	Outbuilding:	No	Tot. Outbldg SF:	
Pasture Acres:	8.00	Tillable Acres:	37.00	SF Provided By:	
Wooded Acres:	10.00	Pond Acres:	.00	Scrub Acres:	.00
Soybean Act:		Other Act:		Corn Act:	
Current Use Agr:	Yes	Mineral Rights:			
Features Exterior:	Horses Allowed , Tillable				
Road Construction:	Gravel				
Util In Place:	Septic				
Utilities Available:	Electric , Water , Septic				
Tax Exemption:	None				
Remarks:	Beautiful building sites located throughout this property! Prime hunting ground! Approximately 55 Acres +/-, 28 tillable remaining ground is woods & pasture. Pond located in the woods. Come view this beautiful piece of land today!				
Directions:	on route 40 turn left on or south on county rd 1550 E go over interstate bridge take the first right 1650(turns into 1475th) the property will be on west side of road. Another route is RT 185 towards St. Peter turn left at 1475E go about 1 1/4 mile see sign on the left. (ground has tenant farmer)				
Legal:	9-6-2E PT NW SE, 9-6-2E PT SW SE BK 2002				
List Off:	Coldwell Banker/ First Realty	List Agt:	Theresa Ann Nuxoll	Min. CC:	3%
Phone/Fax:	(217) 342-2775 / (217) 347-5726	LA Email:	tnuxoll1@gmail.com	LA Cell:	(217) 821-8422
Co-Listing Firm:		Co-List Agt:		LA Phone:	(217) 342-2775
Agent Remarks:	Showing Instruct.: Vacant land may drive by anytime. Call office for tour of land.				
Lock Box/Code:					
List Date:	01/10/2017	Agent Owned:	No	Internet Display:	No
Expire Date:	07/10/2017	Pend Date:		Possession:	At Close
Owner Name:	Jeannia Frailey Estate	Second Owner:		Orig List \$:	\$243,000
Org LA:	Theresa Ann Nuxoll	Org SA:			
	Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com				
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