

# Land For Sale

**ACREAGE:**

**40.0 Acres, m/l**

**LOCATION:**

**Edgar County, IL**



## Property Key Features

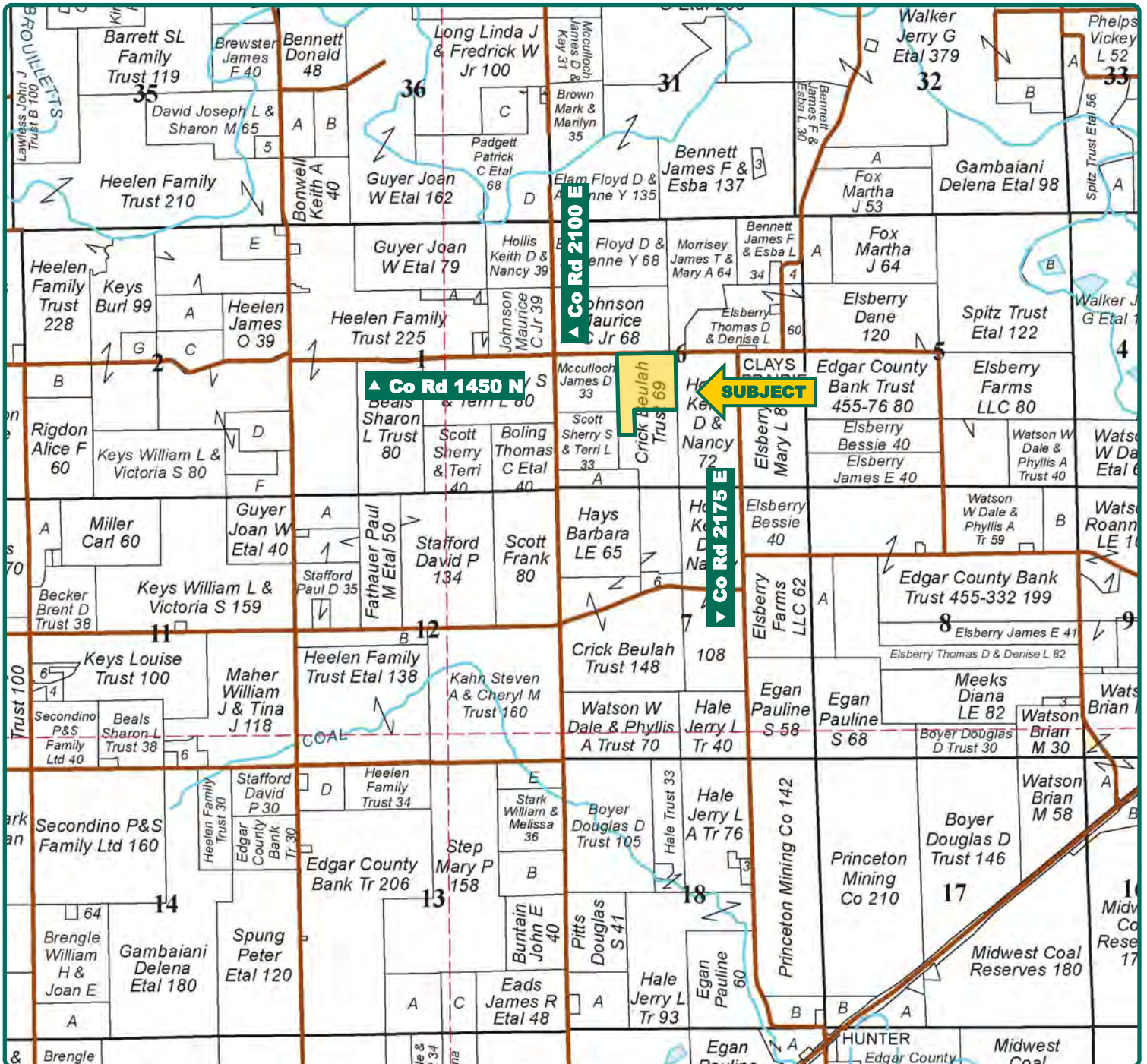
- **Mature Timber Parcel**
- **Prime Edgar County Hunting Property**
- **Residence Construction Permitted**

**John Wall**  
Licensed Broker in IL  
[JohnW@Hertz.ag](mailto:JohnW@Hertz.ag)

**217-762-9881**  
700 W. Bridge Street / P.O. Box 467  
Monticello, IL 61856  
[www.Hertz.ag](http://www.Hertz.ag)

**Brent Bidner**  
Licensed Managing Broker in IL  
[BrentB@Hertz.ag](mailto:BrentB@Hertz.ag)





Map reproduced with permission of Rockford Map Publishers

**John Wall**  
Licensed Broker in IL  
[JohnW@Hertz.ag](mailto:JohnW@Hertz.ag)

**217-762-9881**  
700 W. Bridge Street / P.O. Box 467  
Monticello, IL 61856  
[www.Hertz.ag](http://www.Hertz.ag)

**Brent Bidner**  
Licensed Managing Broker in IL  
[BrentB@Hertz.ag](mailto:BrentB@Hertz.ag)





**Total Acres:** 40.00  
**Mixed 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.*

**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**



**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**