

# E 1500th Ave Newton, IL 62448

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

Lots and Land Active LP: \$800,000  
**MLS#:** 6225060 **DOM:** 0 **OP:** \$800,000



**Lake YN:** No **Permit Ready:**  
**Apx Acres:** 160.00 **Legal Access:** Yes  
**Lot SqFt:** 6,969,600 **PUD YN:** No  
**Apx Lot Dim:** **Govt Prgrm:**  
**REO:** None **Leased YN:** No

### Tax Information & Legal

**County:** Jasper **Tax ID:** [20-08-08-200-001](#)  
**Taxes/Yr:** \$920/2021 **Tax Exmptn:** None  
**Legal:** NE 1/4 S8 T7 R10 160 AC B 142 P 200;

### Schools

**District:** Jasper County Dist. 1

### Property Information and Features

<b>Zoning:</b> Other/None	<b>Water:</b> None	<b>Sewer:</b> None	
<b>CFD Avail:</b> No		<b>Covenant:</b> No	
<b>Rd Front:</b> 10,553	<b>Pasture Acres:</b> 10.00	<b>Scrub Ac:</b> 0.00	<b>Outbuilding:</b> No
<b>Tillable Ac:</b> 25.00	<b>Wooded Ac:</b> 125.00	<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 property has several large trees with both tillable and pasture land available. It would provide excellent building sites or recreational opportunities. There are 3 inactive oil wells on the property. This property sells subject to trees being select cut with mutual agreement between the buyer and seller.

**Directions:** From Newton Illinois go north on St Rt 130 turn right or east on E. 1500th Ave. go 1.25 miles east to the property.

**Show Instructions/Lockbox:** Please call for an appointment to view property.

### Listing Information

<b>List Office:</b> <a href="#">United Country Burke Auction &amp; Realty (199)</a>	<b>Minimum CC:</b> 2.7%	<b>List Date:</b> 11/09/2022
<b>Office Phone:</b> 618-592-4200	<b>Variable:</b> No	<b>Expire Date:</b> 06/09/2023
<b>List Agent:</b> <a href="#">Bill Burke (359500545)</a>	<b>Owner Name:</b> Greentree Hardwoods, LLC	
<b>Phone:</b> 618-592-4200	<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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