

For Sale- 26.2 Acres M/L tillable farmland, zoned agricultural

- 1) – Marine Township, Section 2, off Pocahontas and Wagner Road, Madison Co.
- 2) .52 Acre access road, Outlot B, (50 ft. wide) located between Lot 11 & 12
- 3) **Lot 13-4323 Wagner Rd.**, 2 Acre Lot, zoned ag, connects to 26.2 Acre field
- 4) Tree Line on West Property Line, tree limbs trimmed, grass boarder strip
- 5) Excellent Location to Marine ,Rte 4, I-55 + I -70, and Highland Wal-Mart
- 6) Cropland Property Taxes - 2019 est. \$10.00 acre (06-1-17-02-00-000- 006)
- 7) Farm Lease subject to 2020 Tenants Rights
- 8) Current Farm Operator -Louis Haegele will continue to rent for 2020 crop year
- 9) Lime Requirements applied April 2016
- 10) Drainage Ditches all tiled to west side of property
- 11) All above property has been surveyed and marked with white pipes
- 12) Diagram of Surveyors Plat for 12-2 Acre Lots plus roadway
- 13) **Lot 10-4377 Wagner Rd** – 2 Acre Lot available to purchase, culvert installed
 - 1)Triad School District
 - 2)Marine Fire District
 - 3)Bond Madison Public Water on site
 - 4)Ameren Electric (underground) on site
 - 5)ATT Telephone Service
 - 6)Wisper Highspeed Internet Available
 - 7)Skitter Highspeed Internet/Cable TV/Telephone available on site
 - 8)Village of Marine Trash Pickup/Private Gas & Sewer

Southwest 1/4, Section 2

100 ft wide, Easement Oil, or Gas 12, page 77

Lot A - 0.39 ac. (set aside for Future Street)

Dedicated Right-of-Way 1.84 ac.

East line, Southwest 1/4, Section 2

WAGNER ROAD (60' wide)

NA

Lot B - 0.52 ac. (set aside for Future Street)

Dedicated Right-of-Way 1.84 ac.

