

Sale Name: Invoice - 120 Acres Prime Effingham County Land - Former Miller Land
LOT 4 - Tract 4: 5 + or - Acres, Prime Building Site



Description

Tract 4: 5 + or – acre building site. Located in Sec 8 Douglas S. Township, Ideal building site with acreage and wooded! Country Living! Effingham School District & City Water

Available. Tract 6: 90 + or – acres, 46.88 + or – tillable acres, spring farming rights, 43.12 + or – acres of woods w/creek running through. Large trees, excellent deer & morel mushroom hunting. Located in Sec 7 Douglas S. Township. A perpetual Easement for ingress, egress and utilities will be offered if a non-adjointing landowner purchases tract 6. A perpetual easement 40ft in width shall be reserved for the buyer of tract 6 the entire length of the south 110ft of the west 40ft of Tract 4 for ingress, egress, and utilities for the benefit of tract 6. The buyer of tract 5 will have the option to determine the location of the center of the 40ft perpetual easement for ingress, egress and utilities benefitting Tract 6 over and across Tract 5. Said location will be determined by the buyer of Tract 5 within the south 120ft of tract 5 prior to closing with said easement being relatively in a straight direction from the East side of Tract 5 to the East side of Tract 6 and as set forth above located in the South 120 feet of Tract 5. If the buyer chooses to put the easement where the house is located, the house will have to be torn down at the expense of the buyer of tract 5 in order to make the easement viable for use by the buyer of Tract 6 within 6 months of the date of closing and the buyer of Tract 5 will be required to provide a temporary easement to owner of tract 6 to allow access until the house is torn down and the easement area free of obstructions.

Quantity: 1



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