




This email was sent on behalf of:

JODY QUIRAM
 CB HONIG-BELL CHAMPAIGN
 2506 Galen Drive
 Champaign, IL 61821
 Mobile: (217) 530-1335
 Phone: (217) 351-1988
 Fax: (217) 355-9531

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 The contents of this email regard real estate properties in which you may be interested, and is based on an established marketing relationship.

Customer Display Prepared For You By:		JODY QUIRAM CB HONIG-BELL CHAMPAIGN (217) 530-1335 x.		
				
Residential Land & Lots 2115105 A	1936 CR 1850 N			\$495,000
RESIDENTIAL LAND	URBANA ,IL 61802	Region: 08 Area: 1 Grid: 36		
	Subdivision: PRAIRIESHIRE	County: CHAMPAIGN		
	Near: 1900	Town: Y/N	No	
	Lot Size: 11.96	Zoning: AG		
	Acres: 11.96	Grade School: ST.JOE		
		Jr. High: ST.JOE		
		Senior HS: STJO.OGDEN		
	Fire Protect. Dist: ST JOE/STA			
	PIN: 271632110006			
Contract Sale:	No			
Land Characteristics:	Pasture			
Govt. Programs:				
Taxes Yr: 2010	Tax Amt: 2890			
Special Asmnts: No				
HOA Fees: No	M/A:			
Flood Plain: (Y/N) No	Outbuildings: Barn , Box Stalls , Other Building			
View: Farmland	Roads: County Road , Paved			
Utilities: Electric	Sanitary Systems: Septic			
Water: Well	Site Data: None			
Topography: Level , Pasture	Improvements: Barn , Box Stalls , Mobile Home			
Directions:	From Rt 45 go east on CR 1850/Oaks Rd approximately 5 miles. Stables on the north side of the road			
Remarks:	First class equestrian facility, Pemberley Stables, is known for it's quality boarding and riding lessons. Within minutes of Champaign-Urbana and the University of Illinois, this farm is set up to continue with tradition or be used as a training facility. Large indoor and outdoor arenas with flawless footing for riding. Indoor arena with sprinkler system and high ceilings for jumping. 25 stalls with electric waterers and some portable partitions that can be resized for foaling or larger horses. Asphalted aisles, stalls, are covered with mats for safety and cleanliness. Storage areas for bedding and hay with easy accessibility. Wash racks with h/c water. Heated viewing room, bathroom, office & lockers for tack. Dry lots and fenced pastures. Nice manufactured home conveys with property.			
Possession:	30 DAYS NEGO.			

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Photo Gallery MLS# F2115105A



2011 Champaign County AOR



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56 x 190 ft arena



2011 Champaign County AOR

Indoor arena

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2011 Champaign County AOR

Asphalt aisles with mats



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25 stalls in main barn



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Wash rack



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Heated viewing room



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bathroom



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Tack lockers

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2011 Champaign County AOR

Tack closet



2011 Champaign County AOR

Electric waterers each stall



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5 stalls w/ portable partition



2011 Champaign County AOR

Bedding/hay storage areas



2011 Champaign County AOR

Large outdoor arena



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Arenas w/ great footing

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2011 Champaign County AOR

Barn w/ 4 stalls or storage



2011 Champaign County AOR

1400 sq ft home



2011 Champaign County AOR

kitchen



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Living room



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Master BR w/ Bath

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While the information was believed accurate at that time, all information is subject to verification.