

Land Auction - Belleville, IL Small Farm Acreage Tracts

240 Acres Total - Eiler Road Area

Sunday, October 17, 2010 @ 2:00 pm

Viewing: Sunday, October 10 • 3 - 5 pm

Estate - Size
Tracts Being
Offered

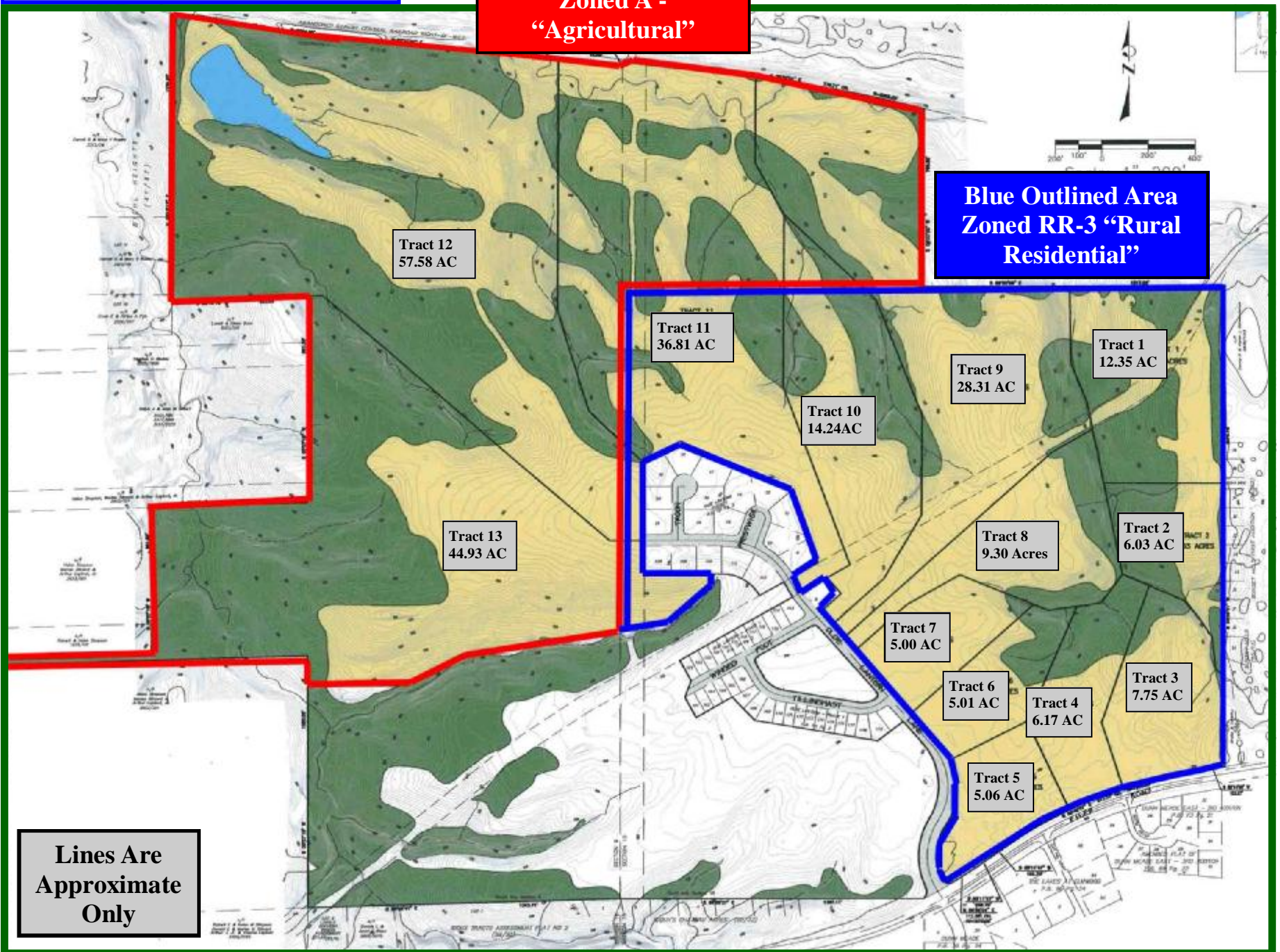
**Auction to be Held at:
The Ramada Inn, Fairview Heights, IL**

240 Acres (+/-) to be Offered in **13 Separate Tracts / Parcels**
Each Ranging From **5** to **58** Acres +/- in Size. Tracts are part of the
"Olde Lantern" Subdivision off of Eiler Road, Belleville, IL.

Horses & Outbuildings
Allowed on All Tracts!!

Red Outlined Area
Zoned A -
"Agricultural"

Blue Outlined Area
Zoned RR-3 "Rural
Residential"



Lines Are
Approximate
Only

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Over For Additional Information →

Terms:
Tracts Less than 15 Acres (#1, 2, 3, 4, 5, 6, 7, 8 & 10) \$5,000 down day of sale on each parcel
Tracts over 15 acres (#9, 11, 12 & 13) \$10,000 down day of sale on each parcel
Bal ance due in 30 days 5% Buyers Premium Any announcement made day of sale takes precedence over any printed material. List subject to change with out notice. LIC # 044000169

Information Regarding 13 Tracts
Eiler Road Area, Belleville, IL

The subdivision has new ownership and a new layout / plat has been established to sell the property in larger acreage tracts.

The existing homes in the “Olde Lantern” Subdivision are very nice, upscale homes which will complement any new development / construction nicely.

The tracts will be offered separately and together by using a Multi-Par Bidding System and offering combinations for purchase.



Most Tracts Offer Walkout Capability

Tracts Being Offered:

Tract 1. 12.35 Acres	Tract 5. 5.06 Acres	Tract 10. 14.24 Acres
Tract 2. 6.03 Acres	Tract 6. 5.01 Acres	Tract 11. 36.81 Acres
Tract 3. 7.75 Acres	Tract 7. 5.00 Acres	Tract 12. 57.58 Acres
Tract 4. 6.17 Acres	Tract 8. 9.30 Acres	Tract 13. 44.93 Acres
	Tract 9 28.31 Acres	

School District: Elementary: Millstadt District #160
 Junior High: Millstadt District #160
 High School: Belleville Township High School West

Utilities: City Water (Provider is American Water)
 City Sewer (Provider is Stookey Township)
 Natural Gas (Provider is Ameren IP)
 Electric (Provider is Ameren IP)

Zoning: Varies by Tract as follows:
 Tracts 1,2,3,4,5,6,7,8,9,10 & 11 Zoned ‘RR-3’ (Rural Residential)
 Tracts 12 & 13 Zoned ‘A’ (Agricultural)
 *** **Both types of zoning allow Horses and Outbuildings / Sheds** ***

- Highlights of Subdivision Restrictions: (not an all-inclusive list; summary only)**
- Horses are Allowed;
 - Outbuildings are Allowed;
 - No Temporary Structures (trailer, mobile home, modular, etc.);
 - All tracts used for single family residential purposes only;
 - Fences allowed (no chain link fences);
 - Swimming Pool shall be in ground and of permanent construction;
 - No keeping or breeding of animals for sale or profit;
 - Propane tanks must be underground (if propane is used);

County: St. Clair

Jurisdiction: St. Clair County

Parcel No.s: New parcel numbers will be assigned to each parcel sold once the closing occurs and the new deed is recorded, per the St. Clair County Zoning Dept.