

ILLINOIS HIGHWAY 15

MUELLERS RD LONE STAR RD

FIVE FORKS EAST ROAD

TRACT 1:
PARCEL #: 18-11.0-100-004
39.66+/- ACRES

TRACT 2:
PARCEL #: 18-11.0-200-002
37.65+/- ACRES

VACANT FARM LAND AUCTION

WEDNESDAY, OCT. 17, 2018 at 6 p.m.

AUCTION HELD AT: ST. CLAIR COUNTY EVENT CENTER
 1550 E. STATE ROUTE 15, BELLEVILLE, IL 62221

XXXX FIVE FORKS EAST ROAD, FREEBURG, IL 62243

Whether you're looking for income producing farm land or a building site for your dream home, look no further. These two separate, but joining tracts total **77.31+/- acres** and offer terrific opportunities for potential building sites. Each property also offers mostly tillable acreage. While the acreage is situated within St. Clair County zoning jurisdiction, it is the responsibility of the buyer to verify rules and restrictions of any structure to be built. This property is conveniently situated between Muellers & Lone Star Roads just 20 min. to Belleville, 10 min. to Freeburg, 15 min. to Mascoutah, & 6 min. to Fayetteville, IL.

Soil Types: 423A: Millstadt Silt loam 0-2% ♦ 423B: Millstadt silt loam 2-5% ♦ 437C2: Redbud silt loam 5-10%; Eroded 468A: Lakaskia silt loam, 0-2% Slopes ♦ 906C3: Rudbud-Hurst silty clay loams 10-15% Slopes

County: St. Clair ♦ **Schools:** Freeburg ♦ **Total Acres:** 77.31+/-
Parcel No.: 18-11.0-100-004 ♦ **Lot Size:** 39.66+/- Acres
2017 Taxes: \$489 ♦ **Zoning:** Agricultural
Parcel ID No.: 18-11.0-200-002 ♦ **Lot Size:** 37.65+/- Acres
2017 Taxes: \$430 ♦ **Zoning:** Agricultural
 Properties are Best Suited for Private Water/Sewer Systems
Farmers Rights: Terminated, Available Spring 2019



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Terms: \$20,000 Down Day of Sale on Real Estate Each Tract
 Balance Due in 30 Days ♦ 6% Buyers Premium Each Tract
 Any announcement made day of sale takes precedence over any printed material ♦ List subject to change without notice
 LIC# 044000169

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