

SMITHTON, IL

EASEMENT FOR LEGAL ACCESS AT LIZZY LANE

FREEBURG, IL

17-08.0-200-006
11.34+/- ACRES

17-08.0-200-007
16.66+/- ACRES

28 TOTAL ACRES

Property Viewing:
Sun., Oct. 14th
2:30 - 4:30

WILLOW OAK LANE

VACANT 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 GEORGE REISS ROAD, FREEBURG, IL 62243

Directions to Property: From IL Route 15 Head South on IL Route 159 to Knab Road; Turn Right onto Knab Road to Lizzy Lane; Property will be at the end of approximately a 1/2 mile from the Beginning of Lizzy Lane

Whether you're looking for income producing farm land, recreational ground or a building site for your dream home, look no further, this property has it all. These two separate, but joining tracts total **28+/- acres** and offer terrific opportunities for potential building sites. The estimated tillable acreage is 10.1+/- acres and the remaining acreage is comprised of timber with additional income potential from possible timber harvesting. The acreage is situated within Village of Smithton zoning jurisdiction, it is the responsibility of the buyer to verify rules and restrictions of any structure to be built.

Soil Types: 582B: Homen Silt loam 2-5% ♦ 878C3: Coulterville-Grantfork silty clay loam 5-10%; Eroded 886F3: Ruma-Ursa silty clay loam; Eroded 18-35% ♦ 897D3: Bunkum-Atlas silty clay loam, 10-18% Slopes; Eroded 3333A: Wakeland silt loam 0-2% Slopes

County: St. Clair ♦ **Total Acres:** 28+/- ♦ **Schools:** Smithton & Freeburg HS

Parcel No.: 17-08.0-200-007 ♦ **Lot Size:** 16.66+/- Acres ♦ **2017 Taxes:** \$180 ♦ **Zoning:** Agricultural

Parcel ID No.: 17-08.0-200-006 ♦ **Lot Size:** 11.34+/- Acres ♦ **2017 Taxes:** \$42 ♦ **Zoning:** Agricultural

Farmers Rights: Terminated, Available Spring 2019

Properties are Best Suited for Private Water/Sewer Systems

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