

VACANT FARM LAND AUCTION

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

EVANSVILLE, IL

31.39+/- ACRES
28.7+/- TILLABLE

STATE ROUTE 3

9 MILE CREEK

ELLIS GROVE, IL

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

XXXX STATE ROUTE 3, ELLIS GROVE, IL 62241

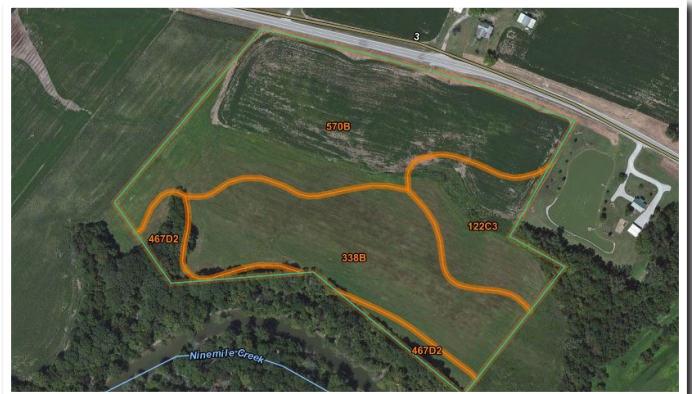
Income producing farm land totaling **31.39+/- acres** also offers building sites for your dream home. Approximate tillable acreage is 28.7 per county records. The property is located just 2.8 miles outside the city limits of Ellis Grove, IL; 3.9 miles from Evansville, IL; 13 miles to Red Bud, IL; and 11 miles to Chester, IL.

Soil Types: 122C3: Colp silty clay loam 5-10% slopes; severely eroded ♦ 338B: Hurst silt loam 2-5% slopes
467D2: Markland silty clay loam 10-18%; eroded ♦ 570B: Martinsville silt loam, 2-5% Slopes

County: Randolph ♦ **Total Acres:** 31.39+/-
Schools: Sparta ♦ **Parcel No.:** 20-026-015-00
2017 Taxes: \$196 ♦ **Zoning:** Agricultural
Farmers Rights: Terminated, Available Spring 2019

Public Water from Village of Ellis Grove is Available
on Other Side of State Route 3

Property is Best Suited for Private Sewer Systems



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation.

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
Any announcement made day of sale takes precedence over any
printed material ♦ List subject to change without notice
LIC# 044000169