

Madison County, IL / Wood River Township

# Land Auction 64.62 Acres +/-

## Monday, November 17, 2014 @ 7:00 pm CT

### Farmland or Potential Development Property

Auction Held at: The Edwardsville Moose Lodge, 7371 Marine Road, Edwardsville, IL 62025

Register at [www.adamsauctions.com](http://www.adamsauctions.com) for Online Bidding!



## Prime Ground in Madison County!

**52 Acres +/- Tillable**  
**12 Acres +/- Wooded**

**Potential Development Property**  
Located Just North of Kendall Hills and Kendall Estates Subdivisions



From center looking east & southeast

Additional Information 

Owner: Arnold Westerhold Trust

**Adam's**  
Auction & Real Estate Services, Inc.  
Toll Free: 1-877-566-8751  
**Adam Jokisch**  
618-530-8751 (mobile #)

Professional Real Estate Auctions by:  
[www.adamsauctions.com](http://www.adamsauctions.com)



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**TERMS:**  
\$20,000 DOWN DAY OF SALE  
ON REAL ESTATE  
**BALANCE 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

# 64 Acres +/- Madison County, IL Off of Rock Hill Rd., Wood River, IL

## Property Information

County: Madison  
Parcel ID No.: 19-1-08-25-00-000-004  
2013 Taxes: \$283.36  
(No Exemptions)

**Total Acreage:** 64.62 +/-  
Tillable: 52.82 +/-  
Wooded: 11.80 +/-

Zoning: Agriculture

School District: Roxana CU #1

Structures: None

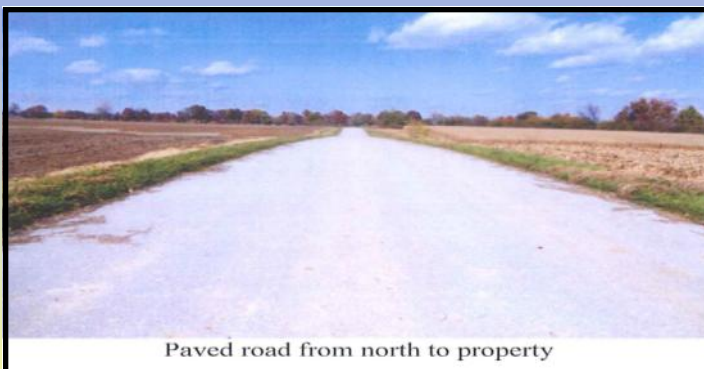
Soil Types: 477B Winfield Silt Loam (69%); 962D2 Sylvan-Bold Silt Loam (15%); 962F2 Sylvan-Bold Silt Loams (18-35% slopes, eroded) (8%); 477C3 Winfield Silty Clay Loam (5%); 267A Caseyville Silt Loam (3%).

Farming Info: Property is currently farmed; farming rights in place through fall harvest of 2014.

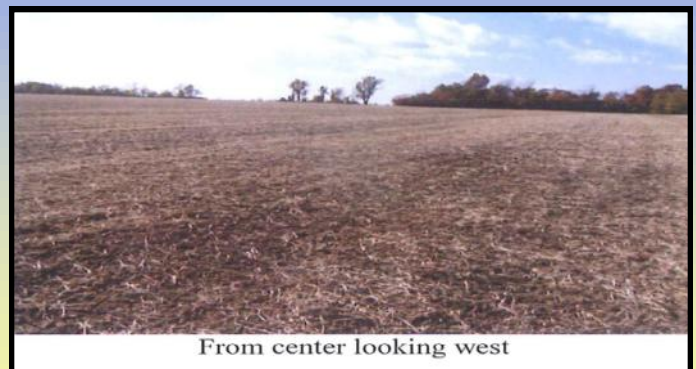
Utilities: None available at property; however, water, electricity, natural gas located at Kendall Estates 1/4 miles south.

Access: Access to property is down a paved road from the north off of Rock Hill Rd.

Directions to Prop.: I-255 North to Hwy 143 / Edwardsville Rd exit to west on Edwardsville Road to right on Old Alton Edwardsville Road to right on Rock Hill Road. Cross back over I-255 and about 1/4 mile after crossing over, on right will be a small paved road; look for auction signs.



Paved road from north to property



From center looking west