

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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For Online Bidding Visit:
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Online Only Real Estate Auction

102 Hagemann & Albers Roads, Lebanon, IL 62254

**YOUR
BUILDER,
YOUR PLAN**

Lines Are Approximate.
102 Acres +/-

Bidding Closes: 5PM
Thu., November 10, 2022

Viewing: 12-2PM
Sun., October 30, 2022

County: St. Clair

Total Lot Size: 102.78+/- Ac.

21 Taxes: \$2,403

Parcel No.: 04-14.0-300-002

04-14.0-300-015; 04-14.0-300-010

Public Water Located Near Property

- 102.78+/- Acre Parcel w/ Excellent Potential for your Dream Home
- Situated 5 Miles from Charming Downtown O'Fallon, IL
- Located a Mere 7 Miles to the Interstate-64 Interchange
- Downtown St. Louis Only 30 Minutes
- Situated in O'Fallon School District
- Approximately 93 Tillable Acres
- Mostly Level Farm Ground
- Spring 2023 Planting Available
- Bring Your Own Builder
- Located in St. Clair County Zoning Jurisdiction

**O'FALLON
SCHOOLS**

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

Terms: \$25,000 Down Day of Sale on Real Estate
Balance Due in 30 Days • 6% Buyers Premium
List subject to change without notice

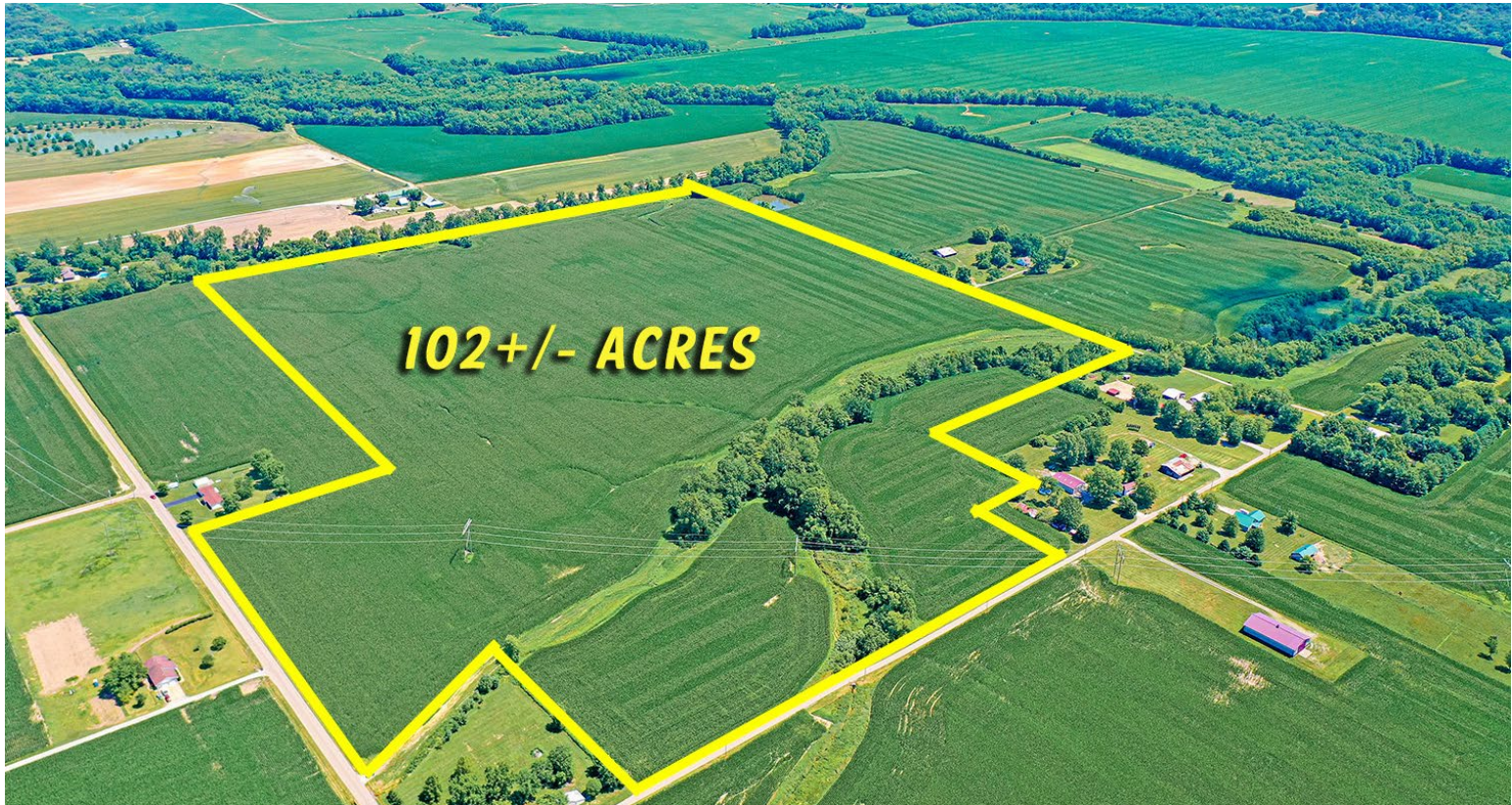
Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material



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. Final bid is subject to Owner/Seller approval.

Don't miss out on your opportunity to bid on these 102.78± acres in a quiet country setting while remaining just minutes from the hustle of O'Fallon, IL. This is a prime location to build your dream home with the builder of your choosing or develop residential lots. The property is situated in St. Clair County's zoning jurisdiction. The property has water and sewer access. The sewer is from the City of O'Fallon. A 300 ft annex strip from Scott Troy Road to the back of a separate 31-acre property could be done to connect the property to the City of O'Fallon and allow for residential use. There are approximately 93 tillable acres for great income producing potential. The acreage is located a mere 5 miles from the charming Downtown corridor of O'fallon, a mere 7 miles to the I-64 interchange, and St. Louis is an easy 30 minute drive.



Soil Types

- 79B - Menfro Silt Loam
2-5% Slopes
- 79C2 - Menfro Silt Loam
5-10% Slopes, Eroded
- 90A - Bethalot Silt Loam
0-2% Slopes
- 267A - Caseyville Silt Loam
0-2% Slopes
- 283C2 - Downsouth Silt Loam
5-10% Slopes, Eroded
- 384A - Edwardsville Silt Loam
0-2% Slopes
- 477B Winfield Silt Loam
2-5% Slopes
- 477B2 - Winfield Silt Loam
2-5% Slopes, Eroded
- 477C2 - Winfield Silt Loam
5-10% Slopes, Eroded
- 3333A - Wakeland Silt Loam
0-2% Slopes, Frequently Flooded

