

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction
xxxx Hagemann & Albers Roads, Lebanon, IL 62254

**30.85±
ACRES**



Lines Are Approximate

Bidding Closes: 6PM
Thu., November 10, 2022

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

County: St. Clair • Total Lot Size: 30.85± Ac.

21 Taxes: \$586

Parcel No.: 04-15.0-400-014

04-15.0-400-011

Public Water & Sewer
Available Near Property

- 30.85+/- 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 24 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

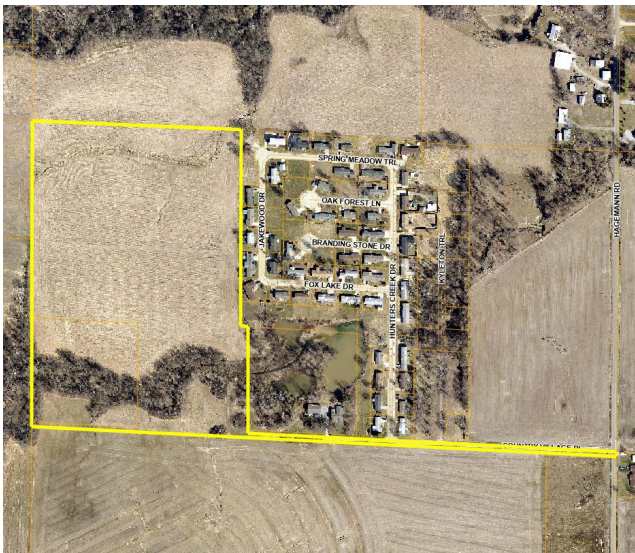
Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

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.

Great opportunity to acquire 30.85 acres+/- of tillable land or develop residential lots! There are approximately 24 tillable acres for great income producing potential. 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 and has water and sewer access. The sewer is from the City of O'Fallon. A 300 ft easement from Scott Troy Rd to the back of the property could be done to connect the property to the City of O'Fallon and allow for residential use. An additional 102 acres could also be connected to the 31 acres and used for residential homes. 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. Great opportunity to build or acquire tillable ground! Call for a private showing.



Soil Types

- 79B - Menfro Silt Loam
2-5% Slopes
- 79D2 - Menfro Silt Loam
10-18% Slopes, Eroded
- 477B Winfield Silt Loam
2-5% Slopes
- 477B2 - Winfield Silt Loam
2-5% Slopes, Eroded
- 477C2 - Winfield Silt Loam
5-10% Slopes, Eroded

