

# ONLINE ONLY FARM LAND AUCTION

62.35 SURVEYED ACRES COLLEGE ROAD, LEBANON, IL 62254

**BIDDING CLOSES: 5:30PM ~ WEDNESDAY, NOVEMBER 16, 2022**

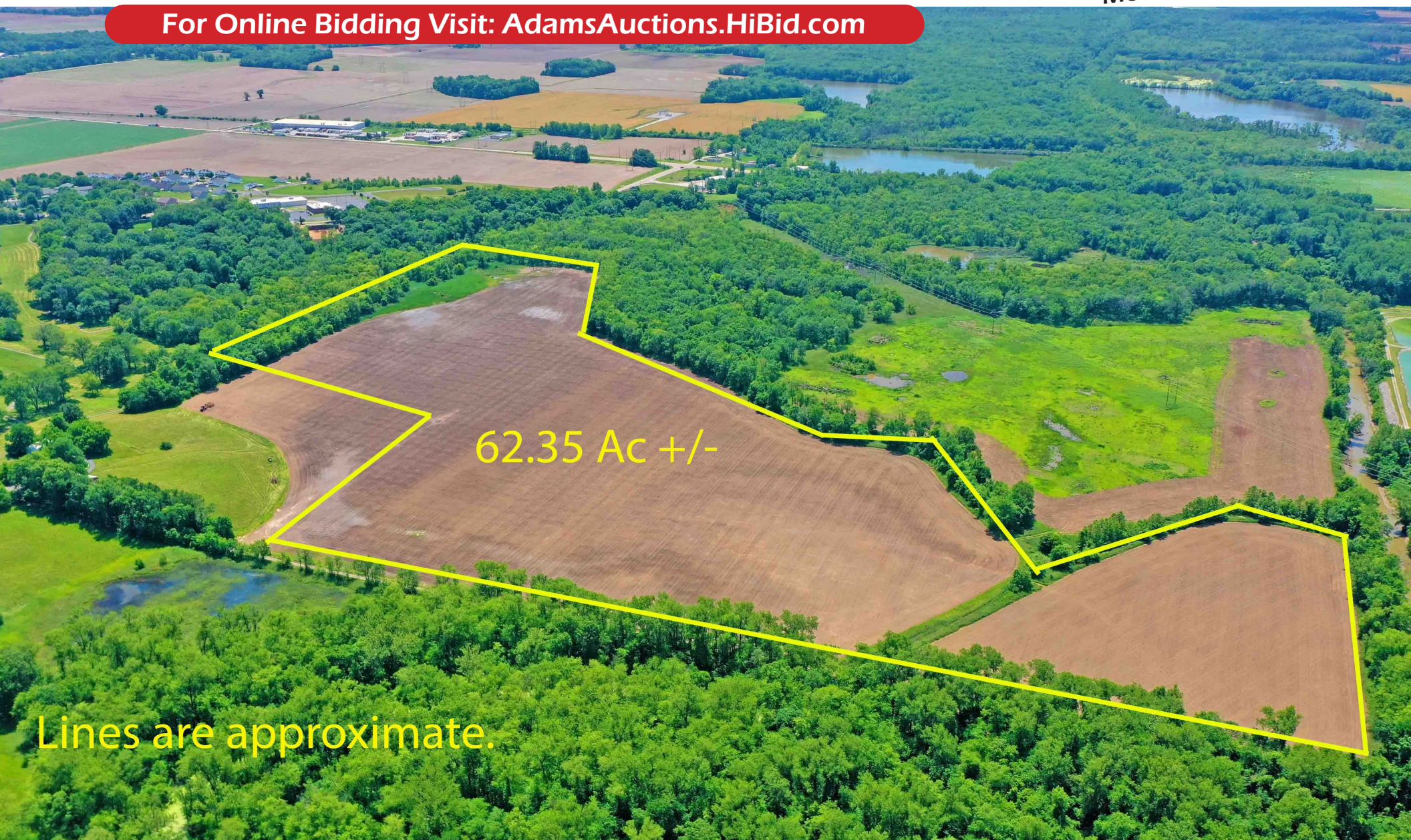
**VIEWING: SUN., NOV. 13TH ~ 12-2PM**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**



**618-234-8751**

**Adam Jokisch  
Mobile (618) 530-8751**



62.35 Ac +/-

Lines are approximate.



# GENERAL INFORMATION & AUCTION TERMS



**62.35 ACRES**

TOTAL LOT SIZE

**55± ACRES**

TILLABLE ACRES



**Agricultural**

ZONING

**\$5,932\***

TOTAL '21 TAXES

Public Sewer Available Near Property • Appox. 55 Tillable Acres Available • Accessible from College Road  
Located In St. Clair County Zoning Jurisdiction • Situated Near Numerous Local & National Restaurant & Retail Establishments  
Convenient Access to I-64 and I-70 • Scott AFB 10 Minutes Away • Bring Your Own Builder • Horses Allowed

**\*Property was recently split from Larger Parcel. 2023 Taxes will be Re-Assessed with New Owner and Proportionate Acreage Amount.**

## PARCEL NUMBERS

P.I.N	Size	Amount
Part of 04-24.0-300-005	62.35 Acres	<b>*\$5,932</b>

## SOIL TYPES

333A - Wakeland Silt Loam, 0-2% Slopes, Frequently Flooded  
1334A - Birds Silt Loam, Undrained, 0-2% Slopes, Frequently Flooded  
1288A Petrolia Silty Clay Loam, Undrained, 0-2% Slopes, Frequently Flooded

Terms: \$10,000 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



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