

# ONLINE ONLY FARM LAND AUCTION

80.15 SURVEYED ACRES COLLEGE ROAD, LEBANON, IL 62254

**BIDDING CLOSES: 6PM ~ WEDNESDAY, NOVEMBER 16, 2022**

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



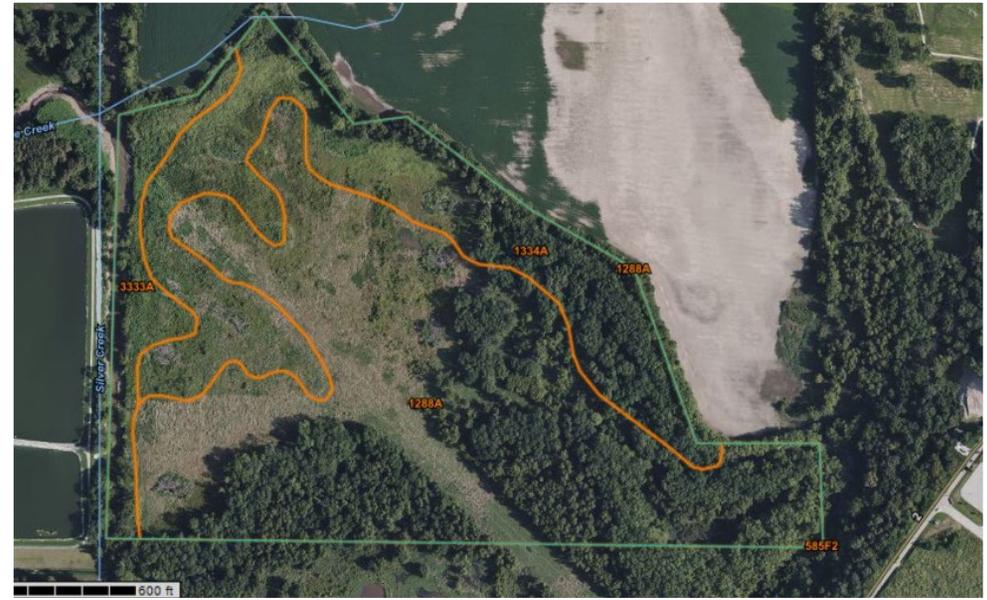
**618-234-8751**  
Adam Jokisch  
Mobile (618) 530-8751

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



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# GENERAL INFORMATION & AUCTION TERMS



**80.15 ACRES**

TOTAL LOT SIZE

**10± ACRES**

TILLABLE ACRES

**Agricultural**

ZONING

**\$5,932\***

TOTAL '21 TAXES

Public Sewer Available Near Property • Recreational Ground w/ Some Tillable Potential • Accessible from College Road  
 Located In St. Clair County Zoning Jurisdiction • Recently Surveyed • Convenient Access to I-64 and I-70 • Scott AFB 10 Minutes Away

\*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 & 300-001	80.15 Acres	<b>*\$5,932</b>

## SOIL TYPES

- 585F2 Negley Loam, 18-35% Slopes, Eroded
- 3333A - 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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