

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

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For Online Bidding Visit: AdamsAuctions.HiBid.com

80.15 Ac +/-

An aerial photograph of a large farm property. A yellow line outlines the boundary of the land, which is approximately 80.15 acres. The property is divided into several sections: a large brown, tilled field on the left, a green grassy field in the center, and another brown, tilled field on the right. The property is surrounded by dense green trees and a body of water is visible in the background. The text "80.15 Ac +/-" is overlaid in yellow in the center of the property.

mate.

GENERAL INFORMATION & AUCTION TERMS

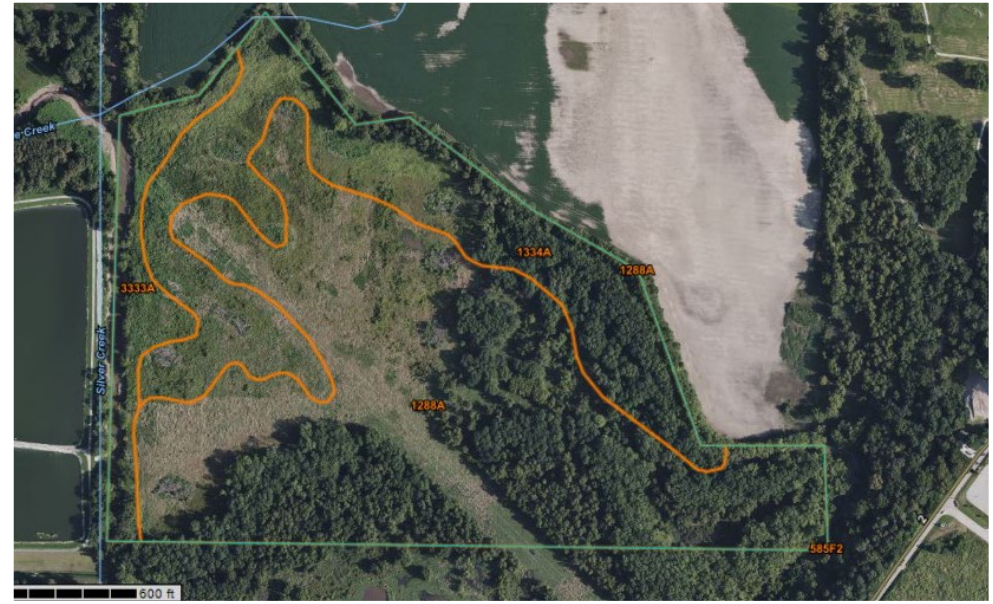


80.15 ACRES

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	*\$5,932

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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