

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

6101,6105, 6117 Mathews Lane, Millstadt, IL 62260

BIDDING CLOSES: 5PM ~ Thursday, April 20, 2022

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
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**59.6± ACRES
&
45± TILLABLE
ACRES**

59.6 +/- Acres



PROPERTY HIGHLIGHTS

- Main house ,Guest House, Tillable Farm Land, Multiple Outbuildings, Recreational Woodlands, Millstadt Dist. # 160, Belleville HS West
- 59.6± Acres mixed use property with pond and strip mine lakes.
- 15 Minutes from Downtown St. Louis, MO. 10 Minutes to IL-RTE 15
- 3 car garage, 2 car garage with smoke house, and 2 large pole barns
- 42+/- Acres of Tillable Farm Land for additional income potential.

MAIN HOUSE

- 3BR/1BA, 2,530± SF; Finished Sunroom, Unfinished Basement, Crawl Space Well Water & It's Own Septic Tank; Gas Heat & Wood Burning Furnace
- Open Concept Kitchen w/ Access to the Back Porch
- Bonus Room w/ Walk-In Closets on the Second Floor
- Large Wrap Around Gravel Drive

GUEST HOUSE

- 3BR/2BA, 1,720+/-SF, Whole Home is Electric, Central Heating and Air
- Electric Water Heater, Heat Pump, Dedicated Septic, Well Water
- Front Faces the Fully Stocked Pond and Blackberry Garden
- Three Bay 25x40 Electric Garage Sits to the Rear the Home

OUTBUILDINGS

- 54x72 Pole Barn w/ Electric, 30x50 Pole Barn w/ Electric, Both have gravel floors
- Cattle Barn w/ Full Electric, 23x14 Single Car Garage w/ Electric
- 25x40 Three Car Garage w/ Electric, 26x18 Two Car Garage w/ Electric



GENERAL INFORMATION & AUCTION TERMS



1888 & 1981

YEAR BUILT

59.6± AC

TOTAL LOT SIZE

3,778± SF

COMBINED LIVABLE SPACE

Single Family

ZONING

\$2,589

TOTAL '21 TAXES

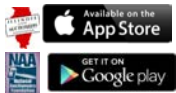
UTILITIES: Central Heating/Cooling and Window Unit A/C • Fuel: Propane • Water/Sewer: Well/Septic (2 Tanks)
Electric: Fuses/Circuit Breaker • Water Heater: Gas/Electric • Basement: Crawl Space/Full Unfinished
Heat: Wood Burning Furnace/Heat Pump/Gas Furnace • All Homes Share One Deep Well

PARCEL NUMBERS

P.I.N	Size	Amount
12-14.0-400-010	50.95± Acre	\$1,492
12-14.0-400-006	3.58± Acre	\$928
12-14.0-400-024	5.13± Acre	\$169

Terms: \$50,000 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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Great opportunity to own this 59.6 +/- acres of mixed-use property consisting of tillable farmland, livestock pasture, recreational woodlands with strip mine lakes and two residences! The main house has three beds and one full bath with a partially finished basement and central heating but no central air. The gas furnace and gas water heater run off a propane tank connected to the home. The home also has its own dedicated septic tank. The large covered back porch offers great views of the pond, fields and wildlife. The second house has three beds and two full baths and is completely electric. This house also has a dedicated septic for the residence and newer heat pump, furnace, and AC unit all installed in 2017 that provides central heat and air. There is also an additional 12+/- acres of recreational ground that is prime deer hunting. These recreational acres also include two small strip mine lakes that have been fully stocked.

PROPERTY PHOTOS



The main house has an open-eat in kitchen with access to the back porch. Seperate formal dining room, large family room, finished four seasons room, full bath with walk-in shower, and a second story bedroom with two large walk-in closets and built in cubbies for extra storage.

PROPERTY PHOTOS

The Property has two large pole barns. The first pole barn measures 54'x72' and has one sliding bay door measuring 13'6"x20' and another sliding bay door measuring 14'x20'. The first pole barn is fully electric with 14 ft walls and has a built in 3 ton overhead jib crane great for dismantling and assembling equipment. The second pole barn on the property measures 30'x50' with a 20'x50' lean-to on the back side. The interior has 12 ft insulated walls and is excellent for hay storage. The second pole barn has full electric as well as two 12'x12' sliding bay doors.



The guest house has a wood burning fire place, Covered back Paved Patio, Front Porch that over looks the Pond, and a Full Private Bath in the Master Suite

ADDITIONAL PROPERTY PHOTOS

Multiple outbuildings perfect for a working farm. Large fully fenced livestock pasture with cattle barn. Strip mine lakes are fully stocked w/ a paved sitting area and trails into the recreational woods.

