

ONLINE ONLY FARMLAND AUCTION

49+/- Acres, Old Lenzburg East Road, Lenzburg, IL 62255

BIDDING CLOSES: 6PM ~ WEDNESDAY, NOVEMBER 1, 2023

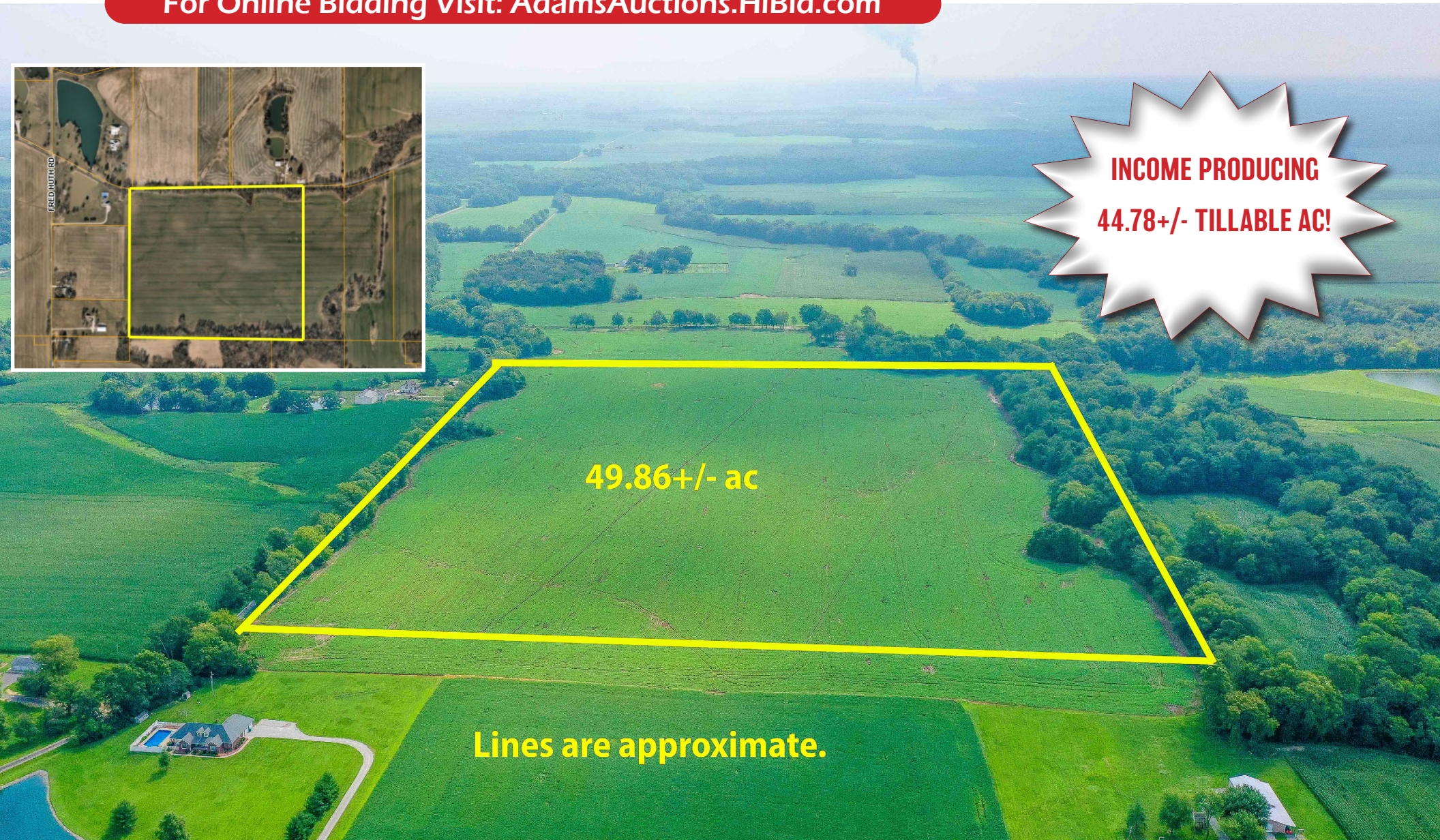
For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
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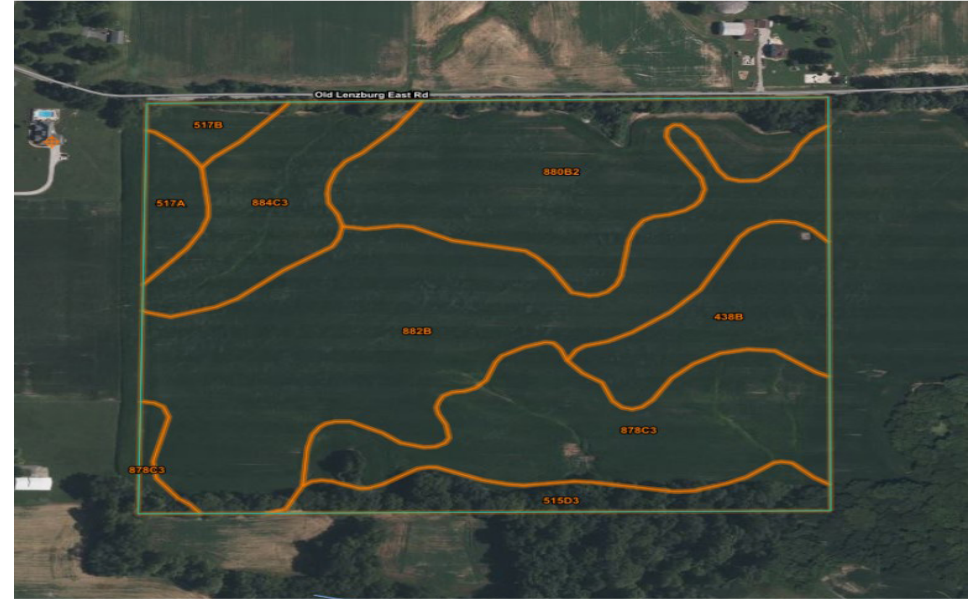
INCOME PRODUCING
44.78+/- TILLABLE AC!

49.86+/- ac

Lines are approximate.



GENERAL INFORMATION & AUCTION TERMS



49.86+/- AC
TOTAL LOT SIZE

AGRICULTURE
ZONING

\$1,087
TOTAL '22 TAXES

SOIL TYPES

438B - Aviston silt loam, 2 to 5 percent slopes • 515D3 - Bunkum silty clay loam, 10 to 18 percent slopes, severely eroded

517A- Marine silt loam, 0 to 2 percent slopes • 517B - Marine silt loam, 2 to 5 percent slopes

878C3 - Coulterville-Grantfork silty clay loams, 5 to 10 percent slopes, severely eroded • 880B2- Coulterville-Darmstadt silt loams, 2 to 5 percent slopes, eroded

882B - Oconee-Darmstadt-Coulterville silt loams, 2 to 5 percent slopes • 884C3 - Bunkum-Coulterville silty clay loams, 5 to 10 percent slopes, severely eroded

PARCEL NUMBERS

P.I.N	Size	Amount
21-08.0-200-017	49.86± Ac.	\$1,087

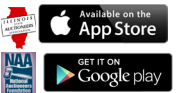
Terms: \$20,000 Down Day of Sale on Real Estate

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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