

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

**21900 STATE ROUTE 127, GREENVILLE, IL 62246**

**BIDDING CLOSES: 5PM ~ WEDNESDAY, OCTOBER 22, 2025**

**VIEWING: WEDNESDAY, OCTOBER 15 ~ 12-2PM**

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

**Adam's**  
Auction & Real Estate Services, Inc.  
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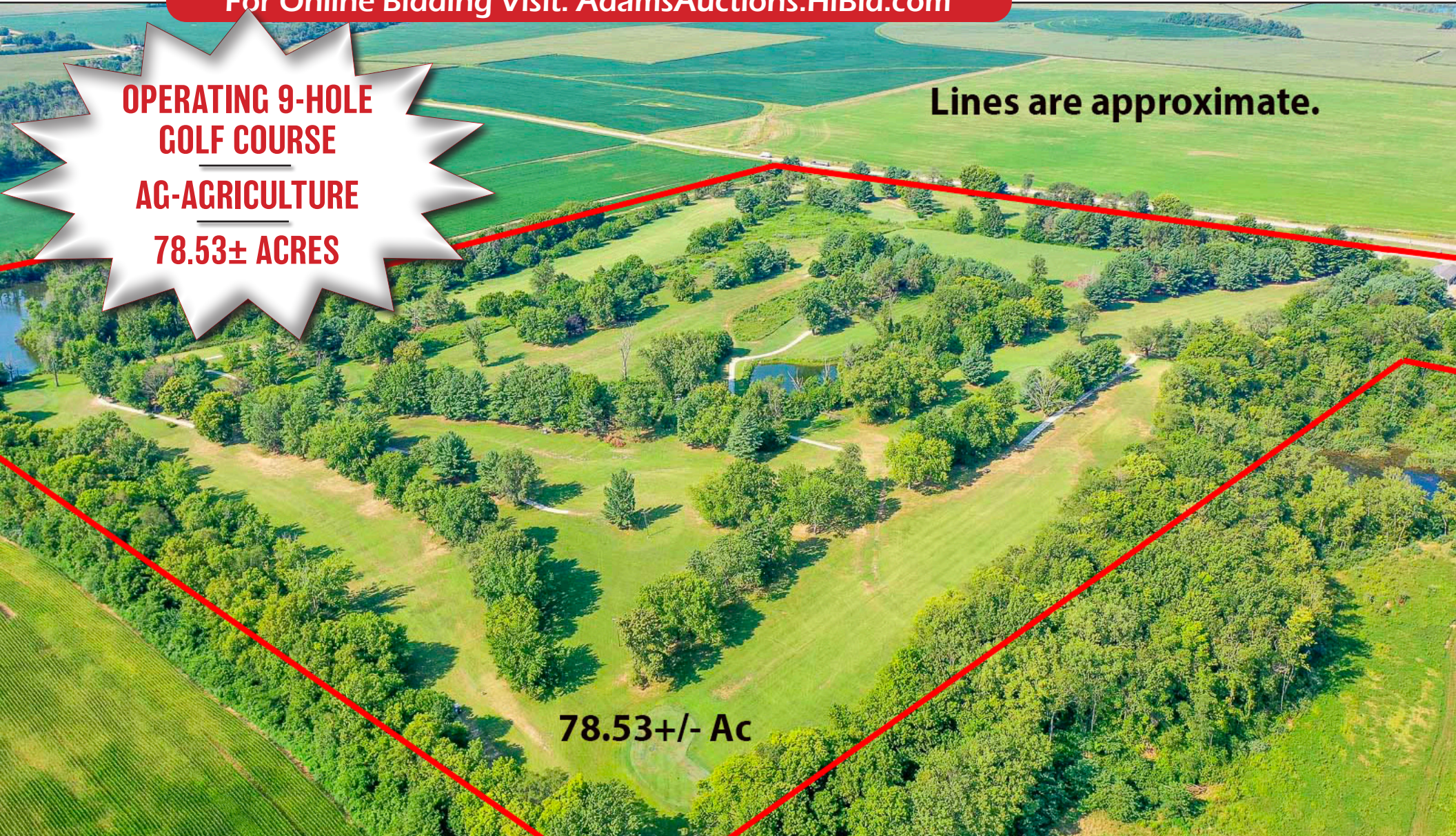
**OPERATING 9-HOLE  
GOLF COURSE**

**AG-AGRICULTURE**

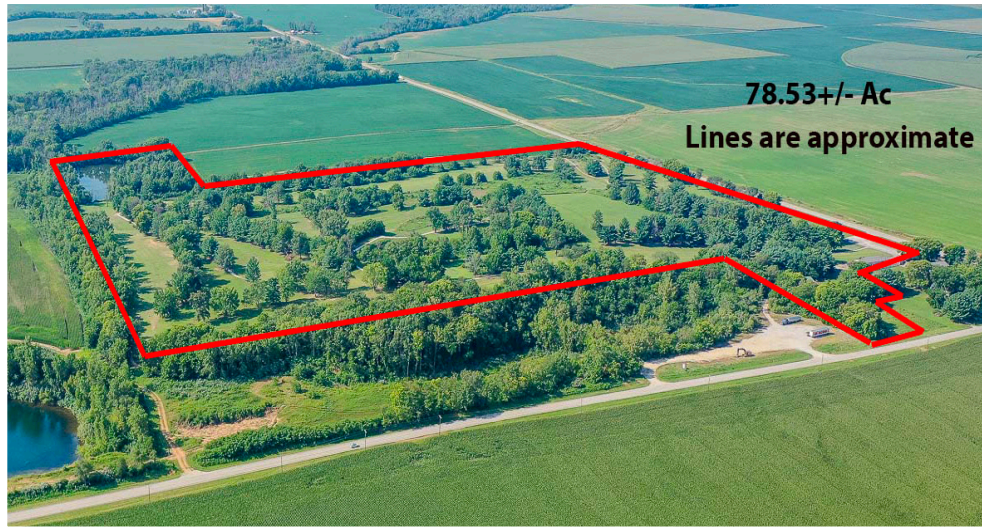
**78.53± ACRES**

**Lines are approximate.**

**78.53+/- Ac**



# GENERAL INFORMATION & AUCTION TERMS



**78.53± ACRES**      **AG- AGRICULTURE**      **1,456± SF CLUBHOUSE**      **\$4,639**

TOTAL LOT SIZE      ZONING      TOTAL FINISHED SF      TOTAL '24 TAXES

**Tract #1** - These 78.53± ac. present a unique opportunity as either a 9-hole commercial golf course or the possibility of reverting the ground back to tillable acreage as a fully functioning farm. The property offers ease of access directly off Illinois State Route 127 and is located approximately 9 miles north of Carlyle in Clinton County. Currently operating as Twin Oaks Golf Course, the property includes a 1,456± Sq. Ft. clubhouse and bar, a 60' x 40' pole building with poured concrete floor and full electric capabilities and a 28' x 36' poured concrete covered patio. The agricultural zoning code permits the current commercial use as well as a single-family residence by right, while accommodating commercial use and residential living. Should you wish to pursue non-approved use of the land, the Clinton county's variance or special-use process would apply. Electricity is on site as well as private water and sewer. This combination of utilities and zoning flexibility makes the property equally attractive for commercial purposes, farming, or residential use. Whether you are looking to expand an existing farming enterprise or create a country estate with income-producing cropland, this tract represents a rare opportunity in Clinton County! In addition, Tract #2 consisting of 24.34± acres of mostly tillable ground is also zoned agriculture and could be purchased separately.

PARCEL NUMBERS		
P.I.N	Size	Amount
03-03-06-100-017	78.53± AC	\$4,639



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# 444.000169  
Any announcement made day of sale takes precedence over any printed material

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# ADDITIONAL PROPERTY PHOTOS





FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.