

ONLINE ONLY FARMLAND AUCTION

Tract #1 ~ 13.77± AC. MARTINI ROAD, WATERLOO, IL 62298

Adam's
Auction & Real Estate Services, Inc.
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VIEWING: SUNDAY, FEBRUARY 8 ~ 2:30-4:30PM

BIDDING CLOSES: 6PM ~ WEDNESDAY, FEBRUARY 11, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

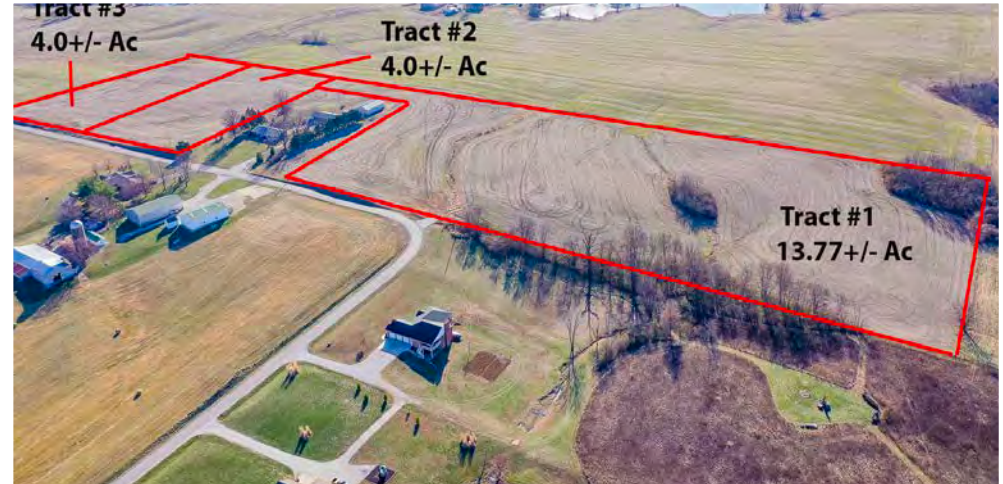
**13.77± ACRE
PARCEL**

**MOSTLY TILLABLE
GROUND**

**Tract #1
13.77+/- AC**



GENERAL INFORMATION & AUCTION TERMS



13.77± AC

TOTAL LOT SIZE

AG - AGRICULTURE

ZONING

\$5,293

TOTAL '24 TAXES

This exceptional 13.77± acre tract of prime tillable land is ideally located just off Martini Road, between Millstadt and Waterloo in Monroe County. The property presents picturesque building sites perfect for a dream home or hobby farm. Zoned A-2 for agricultural use, the property falls under Monroe County zoning authority and would allow a single-family residence to be built onsite. With 12.5± acres of productive cropland, it offers immediate potential for crop production and a dependable source of agricultural income. Its strategic location near Martini Road ensures easy access, making it a seamless addition to an existing farming operation or an excellent starting point for a new agricultural venture. Electricity is already available on-site, and the land is best suited for private water and sewer systems. With its blend of agricultural productivity and residential potential, this property offers a rare and versatile opportunity in a desirable location. In addition, Tract #2 ~ 4.0± acres and Tract #3 ~ 4.0± acres could be purchased separately. Whether you are looking to grow your farming footprint or build a countryside retreat with income-generating land, this tract delivers both promise and potential. **** TAXES INCLUDE THE RESIDENCE NOT BEING SOLD AND WILL BE REASSESSED AFTER SPLIT IS RECORDED****

PARCEL NUMBERS

P.I.N	Size	Amount
08-21-300-003-000	13.77± Ac.	\$5,293
** TAXES INCLUDE THE RESIDENCE NOT BEING SOLD AND WILL BE REASSESSED AFTER SPLIT IS RECORDED**		

Terms: \$10,000.00 Down Day of Sale on Each Tract of 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.



of Parts of Tax Lots 9A and 12 in the Southwest Quarter of Section 21
Township 2 South, Range 9 West of the Third Principal Meridian, Monroe County, Illinois



DATE: May 9, 2025