

# ONLINE ONLY FARMLAND AUCTION

Tract #3 ~ 4.0± AC. MARTINI ROAD, WATERLOO, IL 62298

**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751

**VIEWING: SUNDAY, FEBRUARY 8 ~ 2:30-4:30PM**

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

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

**4.0± ACRE  
PARCEL**

**MOSTLY TILLABLE  
GROUND**

**Lines are approximate**

**Tract #3  
4.0+/- AC**





# GENERAL INFORMATION & AUCTION TERMS



**4.0± AC**

TOTAL LOT SIZE

**AG - AGRICULTURE**

ZONING

**\$5,293**

TOTAL '24 TAXES

This exceptional 4.0± 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 jurisdiction and would allow a single-family residence to be built onsite. With 4.0± 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, residential potential, and zoning flexibility, this property offers a rare and versatile opportunity in a desirable location. In addition, Tract #1 ~ 13.77+/- acres and Tract #2 ~ 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
<b>** TAXES INCLUDE THE RESIDENCE NOT BEING SOLD AND WILL BE REASSESSED AFTER SPLIT IS RECORDED**</b>		

Terms: \$5,000.00 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

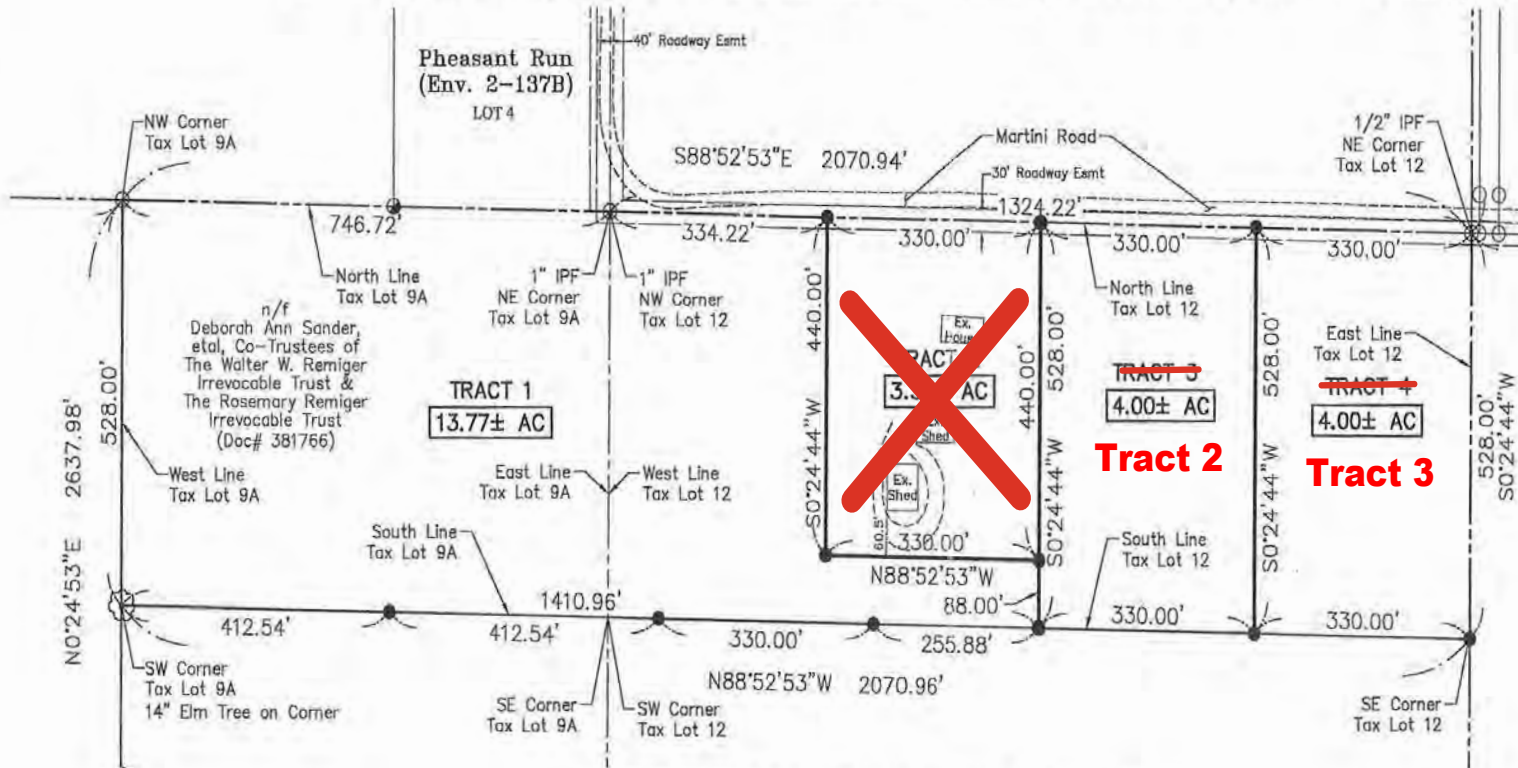
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.



# PLAT OF SURVEY

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



I, THE UNDERSIGNED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

## LEGEND

- IRON PIN SET (1/2"x24")
- ⊗ RAILROAD SPIKE FOUND
- 3/4" PIPE FOUND
- 5/8" IRON PIN FOUND (IPF) UNLESS OTHERWISE NOTED

\_\_\_\_ PROPERTY LINE  
\_\_\_\_ SECTION LINE  
\_\_\_\_ QUARTER SECTION LINE  
\_\_\_\_ QUARTER QUARTER SECTION LINE  
\_\_\_\_ EASEMENT LINE  
\_\_\_\_ EDGE OIL & CHIP ROADWAY

JAMES M. VOGT  
I.P.L.S. NO. 3659 EXP. DATE 11-30-26

5/9/25



IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

SURVEYED: DMW (11/22)  
DMW (04/25)  
DRAWN: JMV (05/25)  
CHECKED: DMW (05/25)  
APPROVED: JMV (05/25)  
REVISIONS:

FIELD WORK COMPLETED:  
November 3, 2022  
& April 24, 2025

PLAT PREPARED FOR  
Rosemary Reminger Trust

**HA** HENEGHAN ASSOCIATES  
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DESIGN FIRM NUMBER 184-002692, EXP APRIL 30, 2027

PROJECT NO.:  
61075-100

DATE:  
May 9, 2025