

ONLINE ONLY LAND AUCTION

3.31± Acres Hertel School (White Oaks Club) Road, Freeburg IL 62243

Adam's
Auction & Real Estate Services, Inc.
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VIEWING: SUNDAY, MARCH 29 ~ 12-2PM

BIDDING CLOSES: 5PM ~ WEDNESDAY, APRIL 1, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

**3.31± WOODED
ACRES**

FREEBURG SCHOOLS

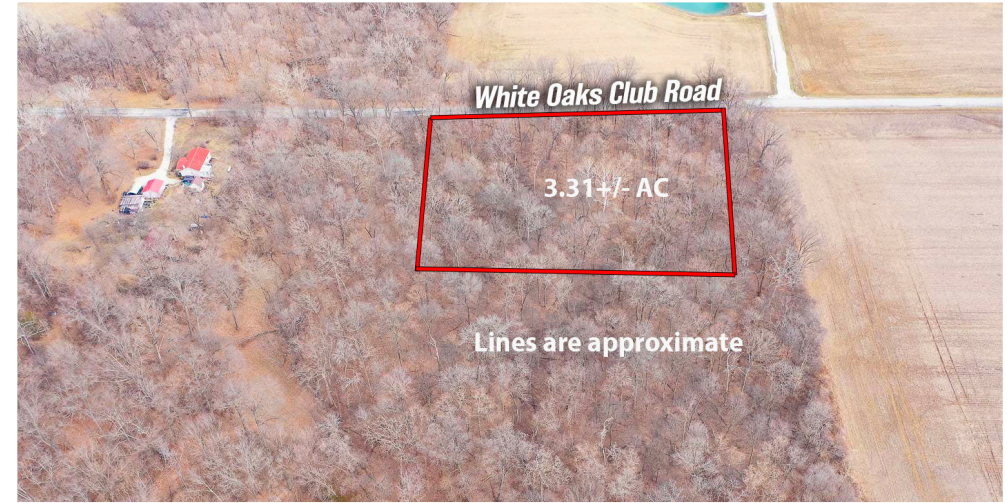
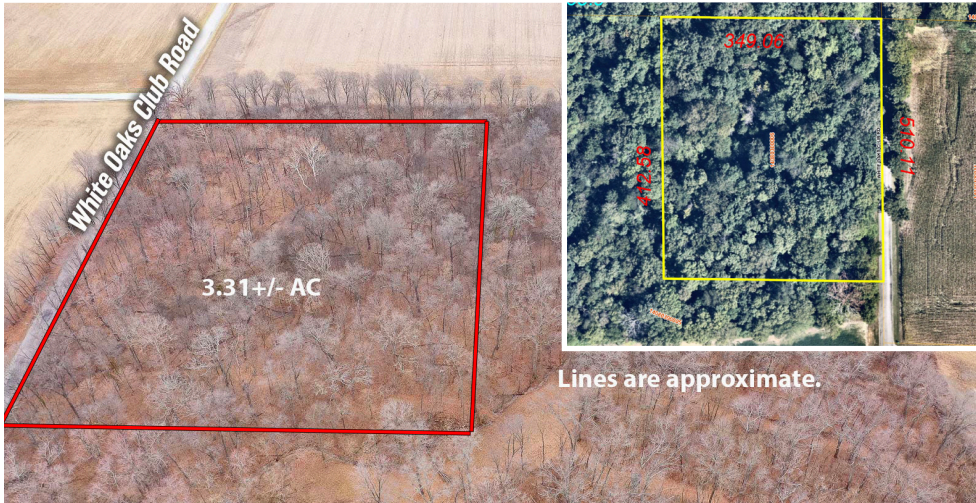
**SINGLE FAMILY
HOME ALLOWED**

Lines are approximate.

3.31+/- AC

White Oaks Club Road

GENERAL INFORMATION & AUCTION TERMS



3.31± AC

TOTAL LOT SIZE

AG - AGRICULTURE

ZONING

\$785

TOTAL '24 TAXES

This exceptional 3.31± acre tract of wooded ground is located off White Oaks Club Road but has an address of Hertel School Road, between Jefferson Road and Peabody Road in Freeburg, IL. The property offers the opportunity to harvest mature timber, enjoy recreational use, or can be developed for residential purposes. Zoned A (Agricultural) under St. Clair County zoning authority, the parcel is grandfathered for construction of a single-family residence, has the perfect topography for a walk-out basement and is located within the Freeburg School District. Its strategic location near IL Route 15 provides convenient access and places the property just minutes from major Metro East amenities and thoroughfares. Electricity is available along White Oaks Club Road, and the site is best suited for private water and sewer systems. Combining agricultural zoning with residential potential, this land presents a rare and versatile opportunity in a desirable location, offering a peaceful country living feel while still being close to town.

PARCEL NUMBER

P.I.N	Size	Amount
14-08.0-300-006	3.31± Ac.	\$785

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.

