

ONLINE ONLY LAND AUCTION

1365 Green Diamond Road, Marissa, IL 62257



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BIDDING CLOSES: 6PM ~ TUESDAY, APRIL 7, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

**22.42±AC MOSTLY
TILLABLE GROUND**

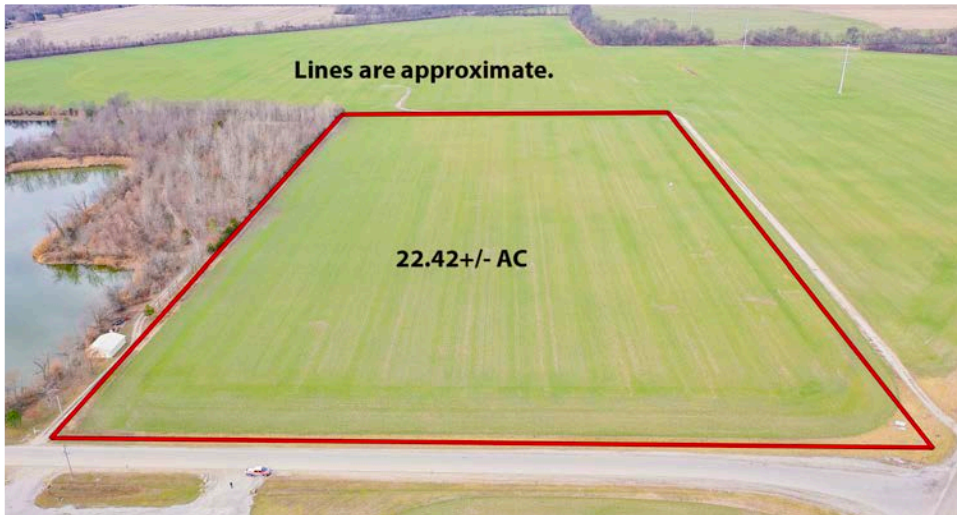
**INDUSTRIAL
ZONING**

22.42+/- AC

Lines are approximate.



GENERAL INFORMATION & AUCTION TERMS



22.42± AC

TOTAL LOT SIZE

I - INDUSTRIAL

ZONING

\$0.00

TOTAL '24 TAXES

This exceptional 22.42± acre tract of prime tillable land is ideally located just off IL Route 13, between Lenzburg and Marissa in St. Clair County. With 22± acres of cropland, it offers immediate potential for crop production and a dependable source of agricultural income. Its strategic location near Green Diamond Road ensures easy access, making it a seamless addition to an existing farming operation or an excellent starting point for a new agricultural venture. Beyond its farming appeal, the property presents additional potential for commercial or industrial purposes under its I-1, Industrial Zoning classification. The property falls under the Village of Marissa zoning authority and would need approval from the Village of Marissa for any use not permitted under the current zoning. Electricity is already available near the site, though tap-on fees have not been paid by the current owner, and the land is best suited for private water and sewer systems. With its blend of agricultural productivity and commercial potential, this property offers a rare and versatile opportunity in a desirable location. In addition, farming rights are available in 2026. Whether you are looking to grow your farming footprint or build a commercial or industrial property, this tract delivers both promise and potential.

PARCEL NUMBER

P.I.N	Size	Amount
21-17.0-400-016	22.42± Ac.	\$0.00

**** Taxes will be reassessed with new owner****

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

