

ONLINE ONLY LAND AUCTION

74.62± Acres, Wiltshire Drive, Columbia, IL 62236

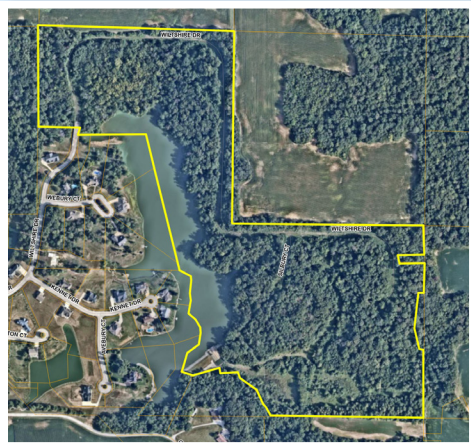


618-234-8751

Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 6PM ~ TUESDAY, JUNE 30,TH 2026
VIEWING: THURSDAY, JUNE 18TH ~ 5-7PM

For Online Bidding Visit: AdamsAuctions.HiBid.com



74.62± AC PARCEL
ZONED AGRICULTURE
PRIME RESIDENTIAL
DEVELOPMENT
POTENTIAL

74.62 +/- AC

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



74.62± AC

TOTAL LOT SIZE

A-AGRICULTURE

ST. CLAIR COUNTY ZONING

\$3,196

TOTAL '24 TAXES

Rare opportunity to acquire these 74.62± acres of wooded land offering residential development potential, income generation through harvesting mature timber, or exceptional recreational use in Columbia, IL! The property is accessed off Wiltshire Drive within the highly sought-after Stonehenge Subdivision, conveniently located between Columbia and Millstadt and just minutes from IL-3 and IL-158. This scenic tract features waterfront frontage along the subdivision lake along with a cleared path providing access through the acreage, making it ideal for exploring, hunting, or future residential development. Public electricity is available near the site, while private water and sewer systems would be best suited for future improvements. The property is zoned A-Agriculture and falls within the St. Clair County zoning jurisdiction. Any use not currently permitted under the existing zoning classification would require approval from St. Clair County authorities. An annual HOA/LOA assessment of approximately \$4,173 applies for lake maintenance and is prorated based on shoreline frontage. The property also benefits from a shared easement for dam maintenance utilized by the HOA/LOA. This easement may be vacated in the future if streets are constructed as part of a development plan, and any future roadway layout would not be required to follow the existing easement alignment. The property presents significant development opportunities, including a proposed subdivision layout that conforms to current zoning regulations and applicable state and local requirements. While county approval would still be required, the proposed concept would not require zoning variances. Buyers should also note that a bridge serving the area is not located on this parcel; however, St. Clair County has previously indicated that inclusion of the bridge within the National Bridge Inventory may be required before any future parcel splits are approved. A recent bridge inspection report is available for review. Conveniently situated within Millstadt Community Consolidated School District 160 and Belleville Township High School District 201, this property combines natural beauty, privacy, waterfront amenities, and substantial future development potential in one of the area's most desirable locations.

RESIDENTIAL DEVELOPMENT POTENTIAL

MILLSTADT SCHOOLS & BELLEVILLE WEST HS

PARCEL NUMBER

P.I.N	Size	Amount
12-32.0-300-008	74.62± Ac.	\$3,196

Terms: \$50,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 2.5% 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.

PROPOSED DEVELOPMENT PLAT

AD1705051
A01705051

Plat Book 102 Page 9

STONEHENGE A TRACT OF LAND IN SECTION 31 AND 32, T.1 S., R.9 W. AND SECTION 5, T.2 S., R.9 W. OF THE 3RD PRINCIPLE MERIDIAN, MONROE AND ST. CLAIR COUNTIES, ILLINOIS

SHEET 2

OWNERS CERTIFICATE:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "STONEHENGE". WELSHIRE (50' WIDE) DRIVE, DONNINGTON (50' WIDE) COURT, EDENBURG (50' WIDE) COURT, KENNET (50' WIDE) DRIVE, WEBURY (50' WIDE) COURT, AVENUE (50' WIDE) COURT, SLEURY (50' WIDE) COURT, TOGETHER WITH ALL CURB-DE-SACS AND ROBINHOODS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HIGHLIGHTED ON THIS PLAT ARE HEREBY DEDICATED TO MONROE AND ST. CLAIR COUNTIES FOR PUBLIC USE FOREVER.

ALL EASEMENTS AND PRIVATE ROADS SHOWN ON THIS PLAT UNLESS DESIGNATED FOR OTHER PURPOSES, PURPOSES, ARE HEREBY DEDICATED TO ST. CLAIR AND MONROE COUNTIES, ILLINOIS - AMERICAN WATER COMPANY, THE RELEVANT GAS COMPANY, MONROE COUNTY ELECTRIC COMPANY, GTE TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF SAID GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXAMINATION AND ERECTION OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES, IN THE EVENT THAT ADDITIONAL UTILITY EASEMENTS BECOME NECESSARY, COMMON GROUND IS HEREBY DEDICATED FOR SUCH USE.

THE EASEMENTS FOR STORM SEWERS SHOWN HEREON ARE TO BE CONSIDERED APPROPRIATE. THE LOCATIONS OF SAID EASEMENTS ARE TO BE CONTROLLED ALONG THE EXISTING STORM STRUCTURES AS THEY ARE CONSTRUCTED.

ALL COMMON GROUND EASEMENTS, SUCH AS CURB-DE-SACS ISLANDS AND DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO THE TRUSTEES OF THE APPROPRIATED SUBDIVISION FOR LANDSCAPE MAINTENANCE, HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CURB-DE-SACS ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION BY THE MONROE AND ST. CLAIR COUNTIES DEPARTMENT OF HIGHWAYS AND TRAFFIC THROUGH THE ISSUANCE OF A SPECIAL USE PERM.

BEARING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS CONTAINED IN AN INSTRUMENT FILED IN BOOK _____ PAGE _____ IN THE MONROE AND ST. CLAIR COUNTIES RECORDS.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED TO THE TRUSTEES OF THE APPROPRIATED SUBDIVISION BY GENERAL WARRANTY DEED RECORDED THE 24th DAY OF _____ 20____ AS DAILY # _____ IN THE MONROE AND ST. CLAIR COUNTIES RECORDS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND, THIS 19th DAY OF SEPTEMBER 2002.

OWNER: JACTARA, LLC
BY: Mark HBS
MARY LUCIO

NOTARY PUBLIC CERTIFICATE:
STATE OF ILLINOIS)
COUNTY OF ST. CLAIR)
I, _____, Notary Public in and for the County of St. Clair, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me.

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF ST. CLAIR)
I, _____, County Clerk of St. Clair County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the attached plat.

NOTARY PUBLIC

EMERGENCY CERTIFICATE:
I, the undersigned, 911 COORDINATOR OF THE ST. CLAIR COUNTY, ILLINOIS, HEREBY APPROVE THIS PLAT AS TO THE ADDRESSES STREET NAMES ON THIS 22nd DAY OF SEPTEMBER 2002.

NOTARY PUBLIC

HIGHWAY COMMISSIONER CERTIFICATE:
I, the undersigned, HIGHWAY COMMISSIONER OF MILDSTADT TOWNSHIP, HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND IMPROVEMENTS, AS SHOWN HEREON THIS 22nd DAY OF SEPTEMBER 2002.

NOTARY PUBLIC

MAPPING AND PLATTING CERTIFICATE:
I, the undersigned, DIRECTOR OF MAPPING AND PLATTING AND ZONING FOR ST. CLAIR COUNTY, ILLINOIS, HAVE REVIEWED THIS PLAT AND FIND IT IN CONFORMANCE WITH THE ZONING ORDINANCES OF ST. CLAIR COUNTY, ILLINOIS, THIS 22nd DAY OF SEPTEMBER 2002.

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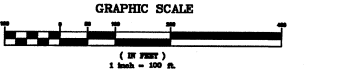
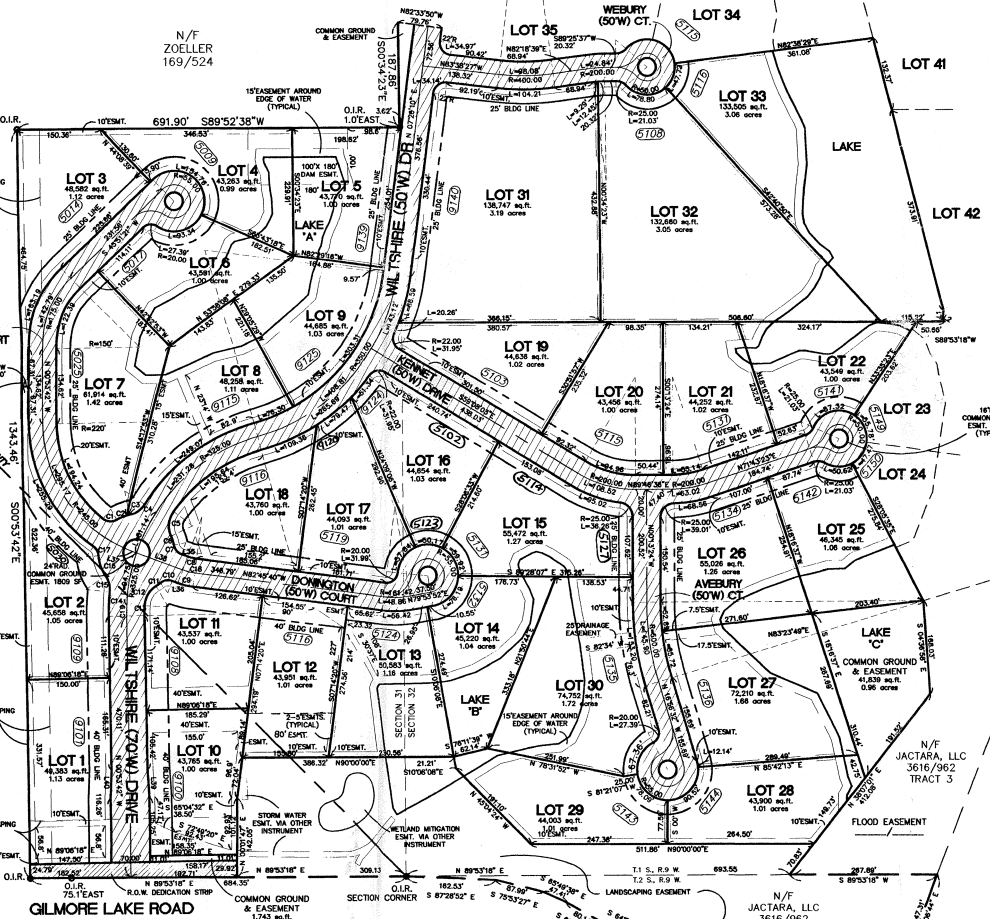
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NOTARY PUBLIC

N/F ZOELLER 169/524

N/F ZOELLER 169/524



CURVE TABLE	LINE TABLE
C1 28.89 22.00	L1 18.54 N04°00'00"E
C2 19.46 69.00	L2 24.41 N89°03'00"W
C3 4.10 89.00	L3 35.88 N89°03'00"W
C4 34.38 43.00	L4 28.87 S72°28'2"E
C5 48.31 43.00	L5 25.54 S82°32'0"E
C6 16.83 69.00	L6 21.53 N00°30'0"W
C7 16.83 69.00	L7 40.09 N08°44'30"E
C8 16.83 69.00	L8 45.21 N05°17'0"E
C9 16.83 69.00	L9 5.86 N02°17'0"E
C10 22.80 22.00	L10 46.71 N00°24'0"W
C11 8.44 69.00	L11 14.94 N08°28'27"E
C12 48.31 43.00	L12 48.97 N00°24'0"W
C13 17.72 292.00	L13 52.97 N01°23'00"W
C14 43.73 397.00	L14 35.50 N04°30'20"E
C15 31.00 43.00	L15 61.85 N10°31'30"W
C16 37.50 69.00	L16 38.79 N04°30'20"E
C17 19.58 22.00	L17 12.21 N04°03'00"E
C18 19.58 22.00	L18 81.33 N08°08'27"E
C19 19.58 22.00	L19 16.85 N01°15'00"W
	L20 19.28 N89°15'00"W
	L21 58.56 N00°30'0"W
	L22 42.77 N87°03'45"E
	L23 58.56 N00°30'0"W
	L24 26.58 S83°08'24"E
	L25 32.17 S83°08'24"E
	L26 46.17 S85°24'12"E
	L27 47.44 S87°24'12"E
	L28 31.48 S84°20'0"E
	L29 46.17 S85°24'12"E
	L30 39.20 S84°20'0"E
	L31 78.38 S87°03'45"E
	L32 59.20 S84°20'0"E
	L33 61.35 S84°14'12"E
	L34 11.40 S85°02'00"E
	L35 11.40 S85°02'00"E
	L36 69.37 S89°05'27"E
	L37 20.06 S00°42'2"E
	L38 60.06 S01°03'00"E
	L39 60.06 S01°03'00"E
	L40 60.06 S01°03'00"E

● DENOTES: FOUND SURVEY MONUMENT.
○ DENOTES: SET IRON ROD WITH CAP.
NOTE: A IRON ROD WITH CAP WILL BE SET AT EACH LOT CORNER, WITH THE EXCEPTION OF THE LOTS WITH LAKE FRONTAGE. A MONUMENT CORNER WILL BE SET AT A CONVENIENT DISTANCE ALONG THE LOT'S OWN PROPERTY LINE.

STATE OF ILLINOIS)
ST. CLAIR COUNTY)
This instrument was FILED FOR RECORD on September 30, 2002 at 8:30 A.M. and recorded in Book 102 Page 09 of Plat Book 102.
Notary Public
Randy Williams

SHEET 3

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY TO THE PUBLIC THAT THE SURVEYOR HAS REVIEWED THE PLAT AND FINDS IT IN CONFORMANCE WITH THE ZONING ORDINANCES OF ST. CLAIR COUNTY, ILLINOIS, THIS 22nd DAY OF SEPTEMBER 2002.
D. J. BURDINE
ARTHUR D. BURDINE, INC.
BURDINE AND ASSOCIATES, INC.
STATE OF ILLINOIS
SURVEYOR
9/27/02

STONEHENGE SUBDIVISION
RECORD PLAT
BURDINE AND ASSOCIATES, INC.
Registered Land Surveyors
636-282-1600

1838 Jeffco Blvd.
Anold, Mo. 63001
Located on Jeffco Blvd.
South of Church Rd.

FIELDWORK BY: PRZ
CHECKED BY: AP
DATE: 9-19-02
PROJECT NO: 99132
SHEET NO: 1 OF 3

SCHOOL DISTRICT: MILDSTADT DISTRICT #160
BELLEVILLE HS #201