

ONLINE ONLY LAND AUCTION

95.71± Acres Rueck Road, Columbia, IL 62236

Adam's
Auction & Real Estate Services, Inc.

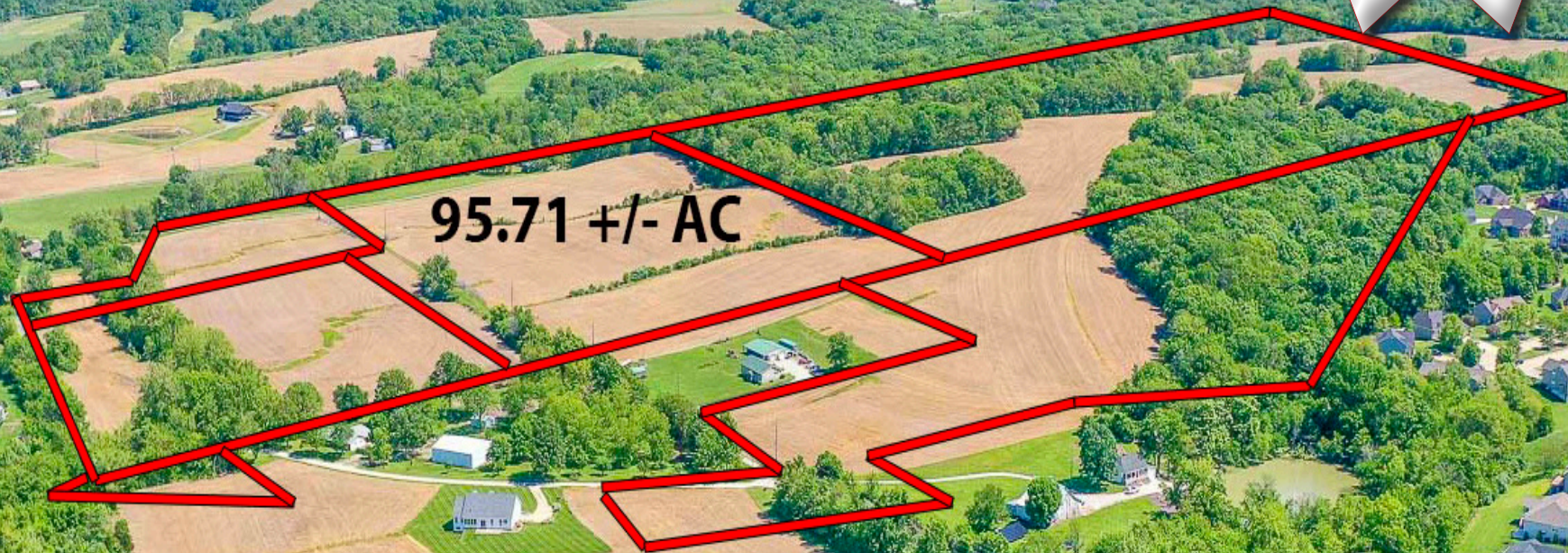
618-234-8751

Adam Jokisch
Mobile (618) 530-8751

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

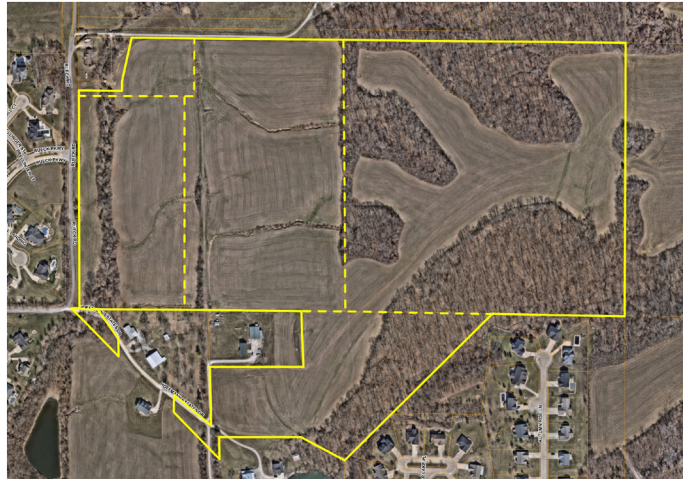
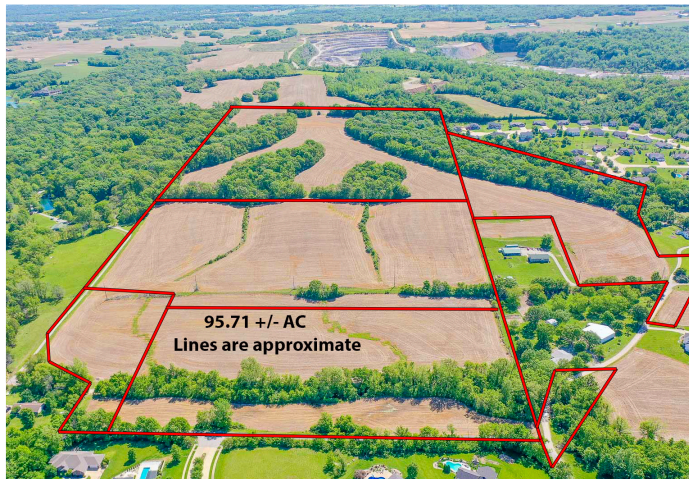
For Online Bidding Visit: AdamsAuctions.HiBid.com

Lines are approximate



95.71± TOTAL AC.
65.16± TILLABLE AC.
29.69± WOODED AC.
**PRIME RESIDENTIAL
DEVELOPMENT
POTENTIAL**

GENERAL INFORMATION & AUCTION TERMS



95.71± AC

TOTAL LOT SIZE

A - AGRICULTURE

ST. CLAIR COUNTY ZONING

R3-RESIDENTIAL

CITY OF COLUMBIA ZONING

\$1,477

TOTAL '24 TAXES

These 95.71± acres of tillable and recreational land in Columbia offer outstanding residential development potential along with income generation opportunities through farming operations, potential harvesting of mature timber, and/or hunting leases. A rare opportunity for developers and investors alike, 63 residential lots encompassing the lower 39± acres were permitted and approved by the City of Columbia for construction in 2023. In addition, all 95.71± acres have completed soil boring reports, archaeological studies, and approvals from the Illinois Department of Natural Resources for creek crossing access, making this property truly ready for development. The property is accessed directly off Rueck Road and Hoffman Estates Lane with convenient access to Illinois Route 3, I-255, and downtown Columbia. Three parcels — 11-03.0-300-035, 11-03.0-300-031, and 11-03.0-300-032 — are zoned R-3 Residential and fall within the City of Columbia zoning jurisdiction. The remaining two parcels — 11-03.0-300-004 and 11-03.0-100-021 — are zoned A-Agriculture and fall within the St. Clair County zoning jurisdiction. A proposed development plan over the full 95± acres outlines the potential for 116 residential lots. Expansion beyond the currently approved 63 lots would require annexation of the upper approximate 55± acres into the City of Columbia along with subsequent municipal approvals. The property also offers multiple homesite possibilities for building your dream home, subject to zoning regulations. Public electricity is available and can be brought onsite by the new owner, with private water and sewer systems best suited for development. Any use not currently permitted under each parcel's zoning designation would require approval from the applicable municipalities and/or governing zoning authorities. Five parcels selling as one!

PARCEL NUMBERS

P.I.N	Size	Amount
11-10.0-100-021	14.0± Ac.	\$0
11-03.0-300-004	42.78± Ac	\$503
11-03.0-300-031	12.57± Ac	\$336
11-03.0-300-032	23.95± Ac	\$574
11-03.0-300-035	2.41± Ac	\$64

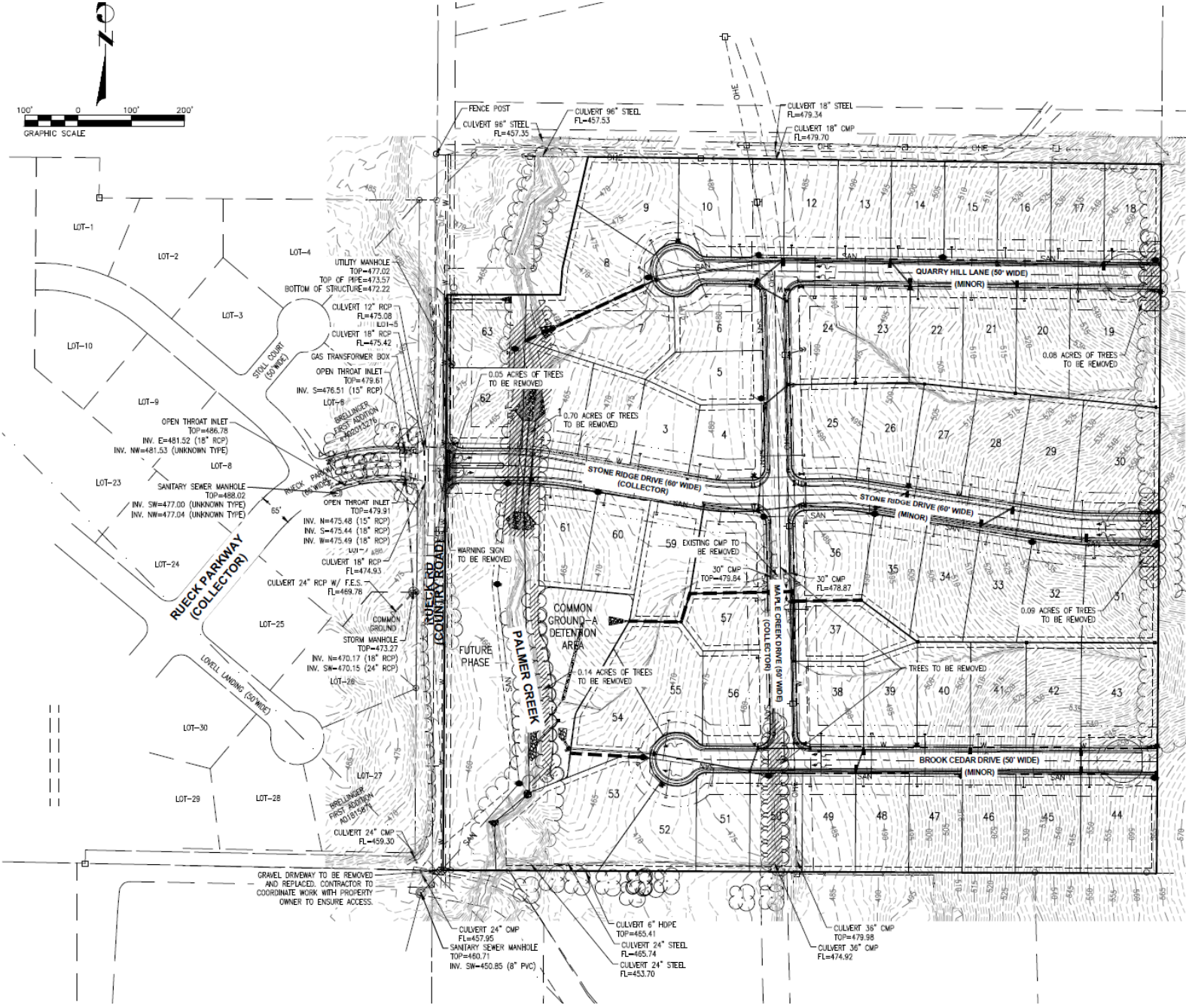
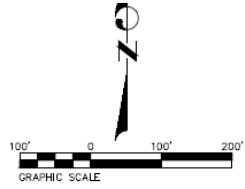
Terms: \$50,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 2.5% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material



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.

APPROVED 63 LOT SUBDIVISION PLAT



- EXISTING SYMBOL BLOCKS**
- ELECTRIC - AIR CONDITIONING UNIT
 - ELECTRIC - GUYWIRE
 - ELECTRIC - LIGHT POLE
 - ELECTRIC - POWER POLE
 - SANITARY - CLEANOUT
 - SANITARY - MANHOLE
 - STORM - MANHOLE
 - STORM - CURB INLET
 - STORM - GRATE INLET
 - TELEPHONE - RISER
 - TOPO - SIGN
 - TREE - DECIDUOUS
 - WATER - GATE VALVE
 - WATER - HYDRANT
 - WATER - METER

- EXISTING LINETYPE LEGEND**
- BUILDING FACE
 - BOUNDARY LINE
 - CONTOUR LINE (5' MAJOR)
 - CONTOUR LINE (1' MINOR)
 - DITCH LINE (FLOWLINE)
 - EASEMENT LINE
 - CHE (OVERHEAD)
 - FENCE LINE
 - LOT LINE
 - RIGHT OF WAY LINE
 - SAN SANITARY SEWER LINE
 - SETBACK LINE
 - STORM CULVERT
 - TREE LINE
 - W WATER LINE

PROPOSED 116 LOT SUBDIVISION PLAT

