

ONLINE ONLY LAND AUCTION

95.71± Acres Rueck Road, Columbia, IL 62236



618-234-8751

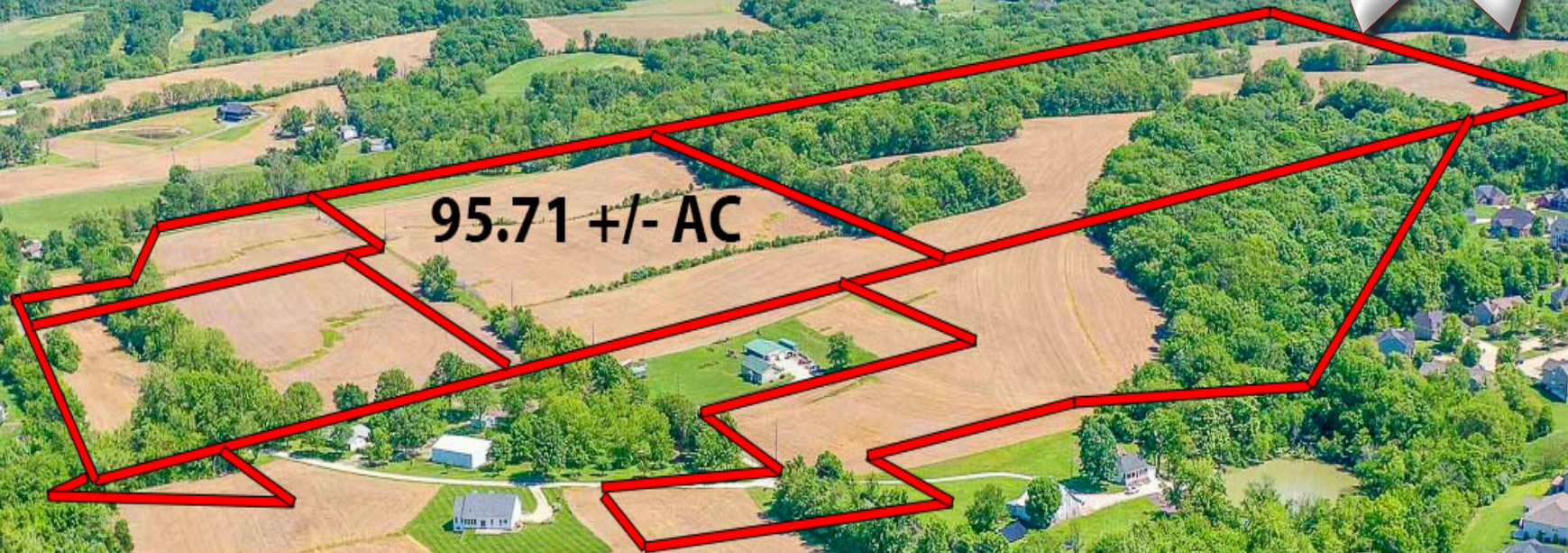
Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 6PM ~ TUESDAY, JUNE 30, 2026

VIEWING: THURSDAY, JUNE 18 ~ 5-7PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Lines are approximate



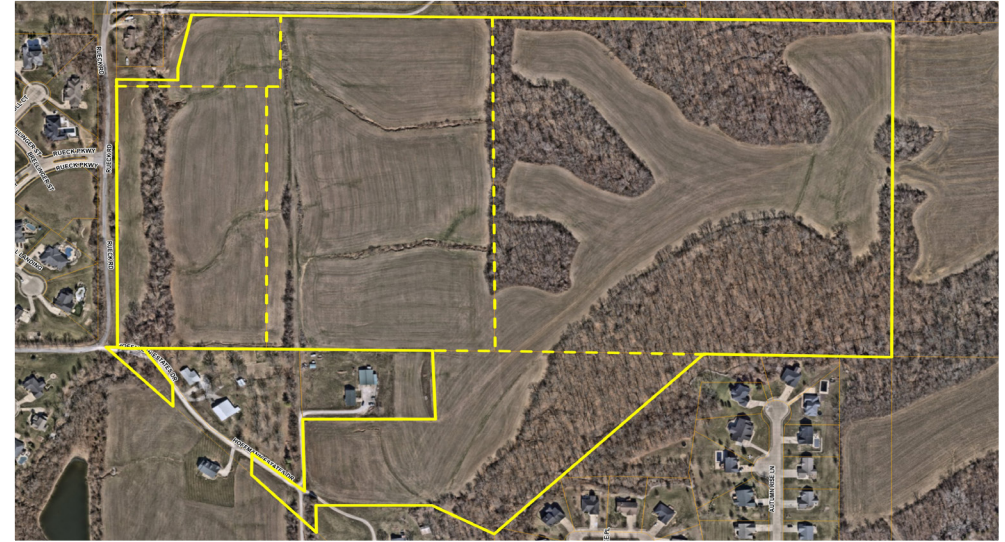
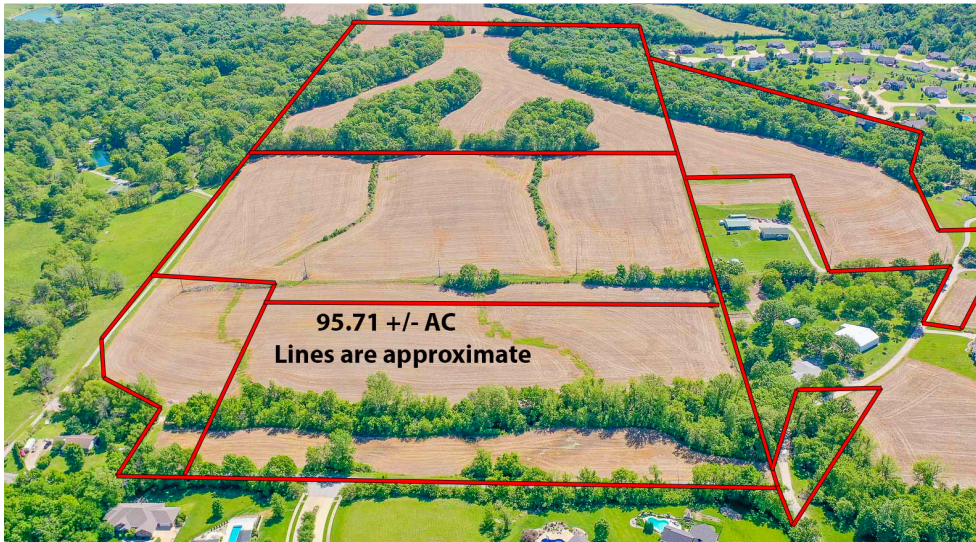
95.71± TOTAL AC.

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 residential development potential along with income generation opportunities through farming operations, the potential for harvesting mature timber, and/or hunting leases. The property is accessed directly off Rueck Road and Hoffman Estates Lane and offers convenient access to Illinois Route 3, I-255, and downtown Columbia. Three parcels are zoned R-3 Residential; 11-03.0-300-035, 300-031, & 300-032, they also fall within the City of Columbia zoning jurisdiction. The remaining two parcels are zoned A-Agriculture; 11-03.0-300-004 & 100-021 and fall within the St. Clair County zoning jurisdiction. This property also provides a multitude of 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 specific zoning designation would require approval from the municipalities and/or governing zoning authorities under which they are located. 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



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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.