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Online Only Real Estate Auction

10± Acres, Beckmann Road, Lenzburg, IL 62255

5,625± SF BUILDING

10.92± ACRE LOT

8.42± ACRES TILLABLE



Bidding Closes: 6:30PM
Thursday, July 16, 2026

Viewing: 12-2PM
Sunday, July 12, 2026

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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.

County: St. Clair ♦ 2025 Taxes: \$3,674

** Taxes will be reassessed once split is recorded

Exemptions: None

Parcel Number: 19-34.0-400-011

Zoning: Agriculture

Total Lot Size: 10.92± Ac

Schools: Marissa #40 & Marissa HS

Terms: \$10,000 Down Day of Sale on 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

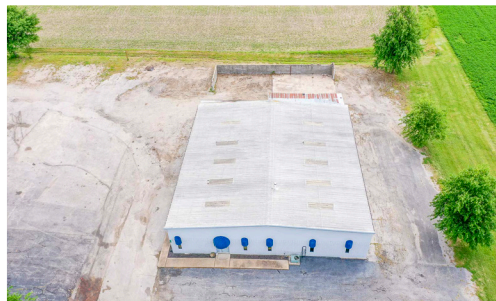
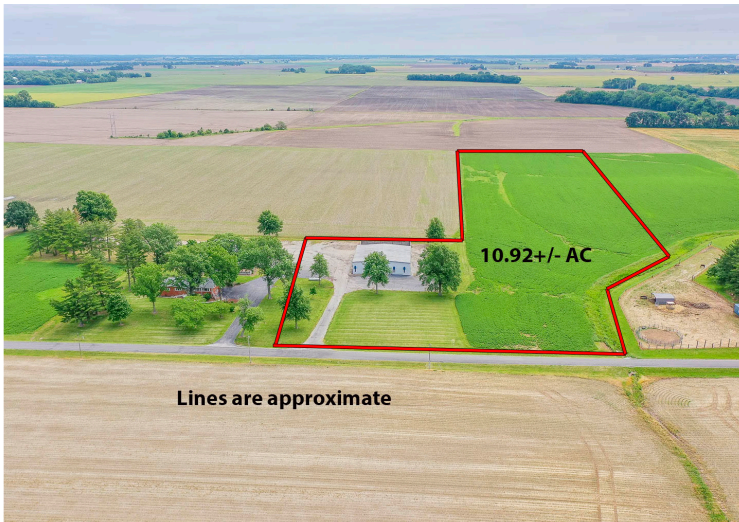
10± Acres Beckmann Road Property Information

5,625± SF ♦ Year Built: 1980 ♦ Radiant Heating ♦ Electric: Circuit Breaker ♦ Water & Sewer: Public Available/Septic ♦ Roof: Metal
Gravel Parking Lot ♦ Basement: None, Slab ♦ 20' x 14' Bay Door ♦ 14' x 14' Bay Door ♦ 2 Half Restrooms

****Public water to the building is being serviced from the home on the adjacent property - A new meter would need to be installed.***



Rare opportunity to own a versatile 5,625± square foot concrete block building situated on a surveyed 10.92± acre tract with access from Beckmann Road in Lenzburg. The office area includes four enclosed offices, a reception area, a large conference room located near a half bathroom, and a walk-in safe. The warehouse portion features a 20' x 14' bay door, a 14' x 14' bay door, poured concrete flooring, an additional half bathroom, and a loft with built-in shelving for added storage. The building previously served as an airplane hangar and could easily be utilized as one again. An additional 8.24± acres of tillable ground are currently leased with farming rights in place through 2026, providing immediate income potential. While the acreage is actively farmed, it has also functioned as a quarter-mile private airstrip and could potentially be reinstated with the proper approvals and registrations. The property is zoned A-Agriculture under St. Clair County zoning regulations. Certain commercial or other non-permitted uses may be possible through approval of a Special Use Permit from St. Clair County. With more than 10 acres of surveyed land, the property offers ample open ground and flexibility for a variety of permitted agricultural, aviation, recreational, or other approved uses. Conveniently located with easy access to surrounding communities and major thoroughfares, this unique property combines functional improvements, income-producing farmland, and potential for a wide range of future uses subject to applicable zoning approvals.

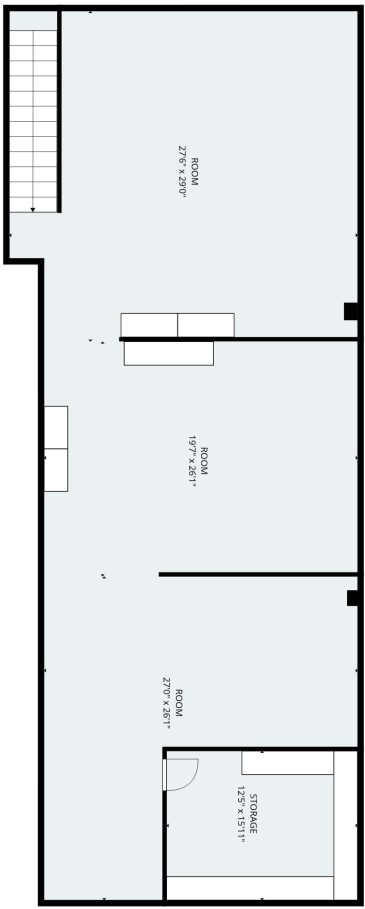


Additional Photographs





Basement



1st floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



