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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

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

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



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.

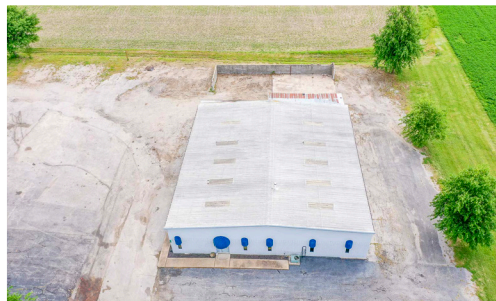
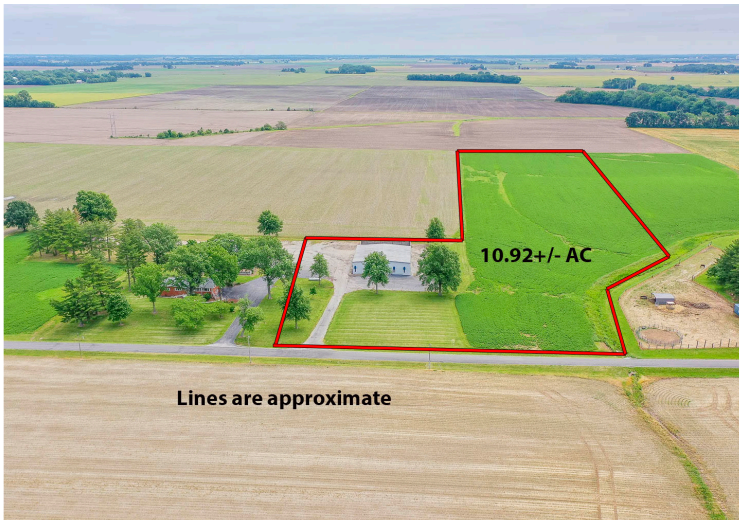
10± Acres Beckmann Road Property Information

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.***



Start or expand your business with this versatile 5,625± square foot concrete block building offering a blend of office and warehouse space on a surveyed 10.92± acre lot 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 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 used as one again. The flexible layout makes the property suitable for equipment storage, inventory, workshop, or industrial use. 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 be reinstated with the proper approvals and registrations. The property is zoned A Agriculture under St. Clair County zoning, with any non permitted use requiring county approval. With more than 10 acres of surveyed land, the site offers ample room for expansion, outdoor storage, or future development opportunities. Conveniently located with easy access to surrounding communities and major thoroughfares, this property is well suited for owner users, investors, or growing business operations.

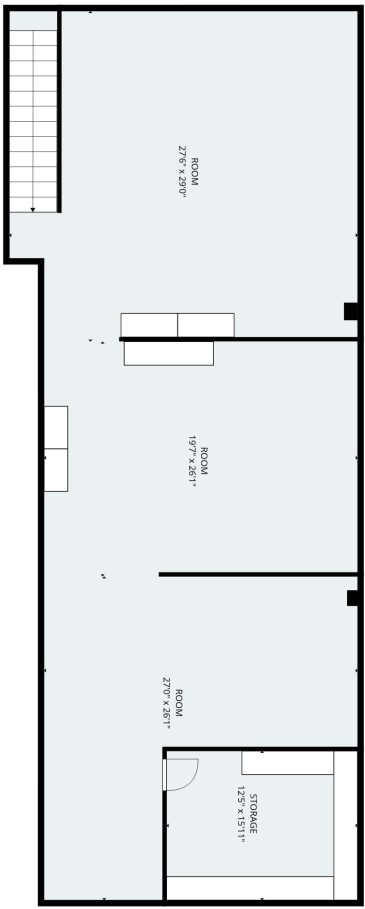


Additional Photographs





Basement



1st floor

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

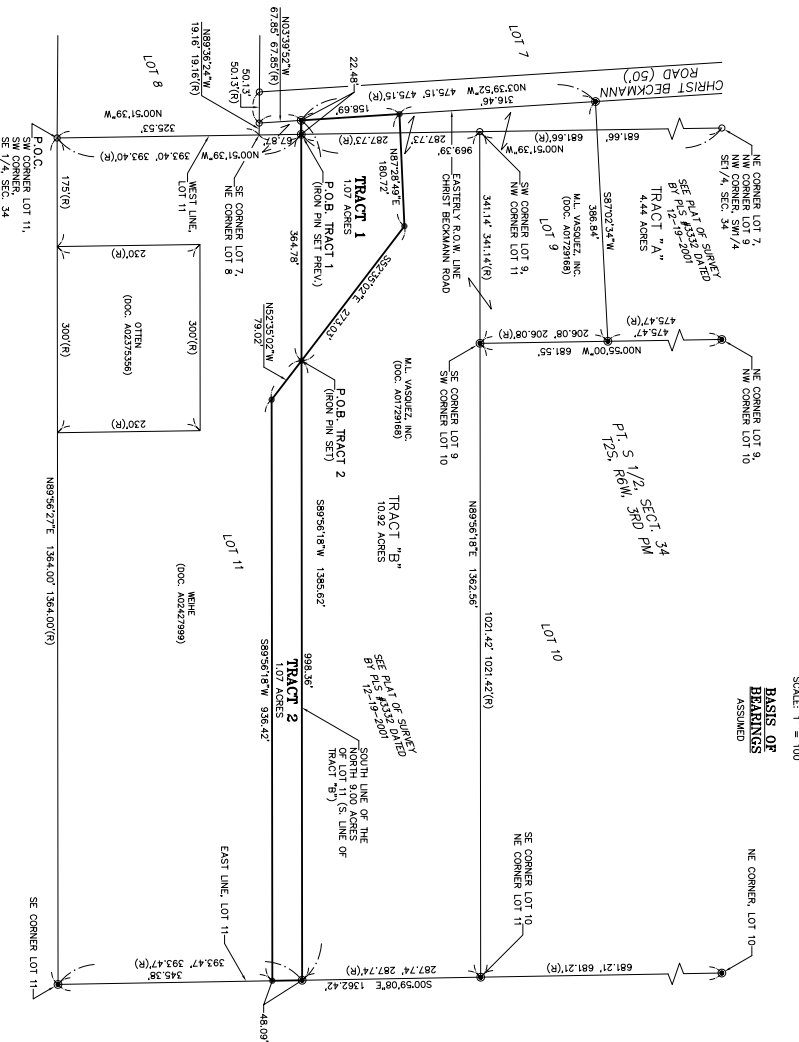


PLAT OF SURVEY

PART OF LOTS 7 AND 11 IN THE SOUTH HALF OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL
MERIDIAN, ST. CLAIR COUNTY, ILLINOIS

SCALE IN FEET

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET PREVIOUSLY
 - IRON PIN SET
 - MEASURED DISTANCE
 - 50.00'(R) RECORD DISTANCE
 - SAME OWNERSHIP



RECORDS REFERENCED:
DEED RECORDS AS LISTED HEREON
ORIGINAL GOVERNMENT SURVEYS
PLAT OF SURVEY BY PLS MISSZ FOR
MARCUS L. AND RUTH A. WASOUEZ
DATED 12-19-2001

**BASIS OF
BOUNDARIES
ASSUMED**

TRACT 1 - LEGAL DESCRIPTION

THAT PART OF LOTS 7 AND 11 IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 11 IN THE SOUTH HALF OF SAID SECTION 34; THENCE NORTH 02°13'39" WEST ON THE WEST LINE OF SAID SECTION 34 TO AN IRON PIN AND 18.72 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 89°56'18" EAST ON THE SOUTH LINE OF SAID SECTION 34 TO AN IRON PIN AND 18.72 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 89°56'18" EAST ON THE SOUTH LINE OF SAID SECTION 34 TO AN IRON PIN AND 18.72 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 03°39'52" WEST ON SAID EASTERN RIGHT OF WAY LINE, 158.69 FEET TO AN IRON PIN SET; THENCE NORTH 87°28'49" EAST 180.72 FEET TO AN IRON PIN SOUTH LINE OF THE NORTH 9.00 ACRES OF LOT 11; THENCE SOUTH 89°56'18" WEST ON SAID SOUTH LINE, 364.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.07 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 2 - LEGAL DESCRIPTION

THAT PART OF LOT 11 IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 11 IN THE SOUTH HALF OF SAID SECTION 34; THENCE NORTH 02°13'39" WEST ON THE WEST LINE OF SAID SECTION 34 TO AN IRON PIN AND 18.72 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 89°56'18" EAST ON THE SOUTH LINE OF SAID SECTION 34 TO AN IRON PIN AND 18.72 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 89°56'18" EAST ON THE SOUTH LINE OF SAID SECTION 34 TO AN IRON PIN AND 18.72 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 03°39'52" WEST ON SAID EASTERN RIGHT OF WAY LINE, 158.69 FEET TO AN IRON PIN SET; THENCE NORTH 87°28'49" EAST 180.72 FEET TO AN IRON PIN SOUTH LINE OF THE NORTH 9.00 ACRES OF LOT 11; THENCE SOUTH 89°56'18" WEST ON SAID SOUTH LINE, 364.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.07 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

AT THE REQUEST OF JOSEPH WENDE I HAVE SURVEYED, DIVIDED AND PLATTED THE PROPERTY SHOWN HEREON AND DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AND RIGHTS OF WAY OF RECORD.

Gary S. Mueller 4-16-2026
DATE

GARY S. MUELLER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3332
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-28)
THIS PROFESSIONAL SERVICES CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
FIELD WORK COMPLETED APRIL 8, 2026.



PURPOSE OF SURVEY
TRANSFER OF PROPERTY BETWEEN
ADJOINING PROPERTY OWNERS

API Survey LLC
111 Woodland Road
Suite A
P.O. Box 383
Marengo, Illinois 62868
Phone: 618-291-0000
Email: api@apiurvey.com

API
ILLINOIS PROFESSIONAL LAND SURVEYORS

IBPL Design Firm License No. 194-009938
ISSUED 03/24/2023 EXPIRES 03/24/2028

DATE: 04-16-2026
JOB NO.: 2026-088