

ONLINE ONLY LAND AUCTION

0.62± Acres, 4517 Boardwalk, Smithton, IL 62285



618-234-8751

Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 5:30PM ~ WEDNESDAY, JULY 1, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

0.62± AC PARCEL
ZONED RESIDENTIAL
SMITHTON SCHOOLS

0.62+/- AC

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



0.62± AC

TOTAL LOT SIZE

SR-1 - SINGLE FAMILY

VILLAGE OF SMITHTON ZONING

\$1,118

TOTAL '25 TAXES

Bring your builder and your plans to this 0.62+/- acre residential lot nestled within the highly sought-after Tall Timbers Subdivision in Smithton, IL! This mostly wooded and gently rolling homesite offers a peaceful setting surrounded by established homes within a gated community. The subdivision has an annual HOA fee of \$400, which covers common area maintenance and upkeep. Public utilities are available nearby, though tap-on fees have not been paid. The property is zoned Residential Single Family and falls under the Village of Smithton zoning jurisdiction, requiring municipal approval for construction and use. An excellent opportunity to build in a desirable neighborhood offering privacy, natural beauty, and convenient access to surrounding amenities.

PARCEL NUMBER

P.I.N	SIZE	AMOUNT
17-05.0-402-004	0.62± Ac.	\$1,118

Terms: \$3,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 Minimum
 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.