

ONLINE ONLY LAND AUCTION

4916 Wilderness Pointe, Smithton, IL 62285

Adam's
Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch
Mobile (618) 530-8751

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

For Online Bidding Visit: AdamsAuctions.HiBid.com



0.96± AC PARCEL
ZONED RESIDENTIAL
TALL TIMBERS
SUBDIVISION

0.96+/- AC

GENERAL INFORMATION & AUCTION TERMS



0.96± AC

TOTAL LOT SIZE

SR-1 - SINGLE FAMILY

VILLAGE OF SMITHTON ZONING

\$2,039

TOTAL '25 TAXES

Corner, .96± Ac. lot cul-de-sac lot nestled within Tall Timbers Subdivision in Smithton, IL! This mostly wooded home site offers a peaceful setting surrounded by established homes within a gated community. The subdivision has an annual HOA fee of \$400, covering common area maintenance and upkeep. Public utilities are available nearby, though tap-on fees have not been paid. The property is zoned Single Family under Smithton zoning, 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.

SMITHTON DISTRICT 130 & FREEBURG HIGH SCHOOL

PARCEL NUMBER

P.I.N	SIZE	AMOUNT
17-05.0-402-002	0.96± Ac.	\$2,039

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