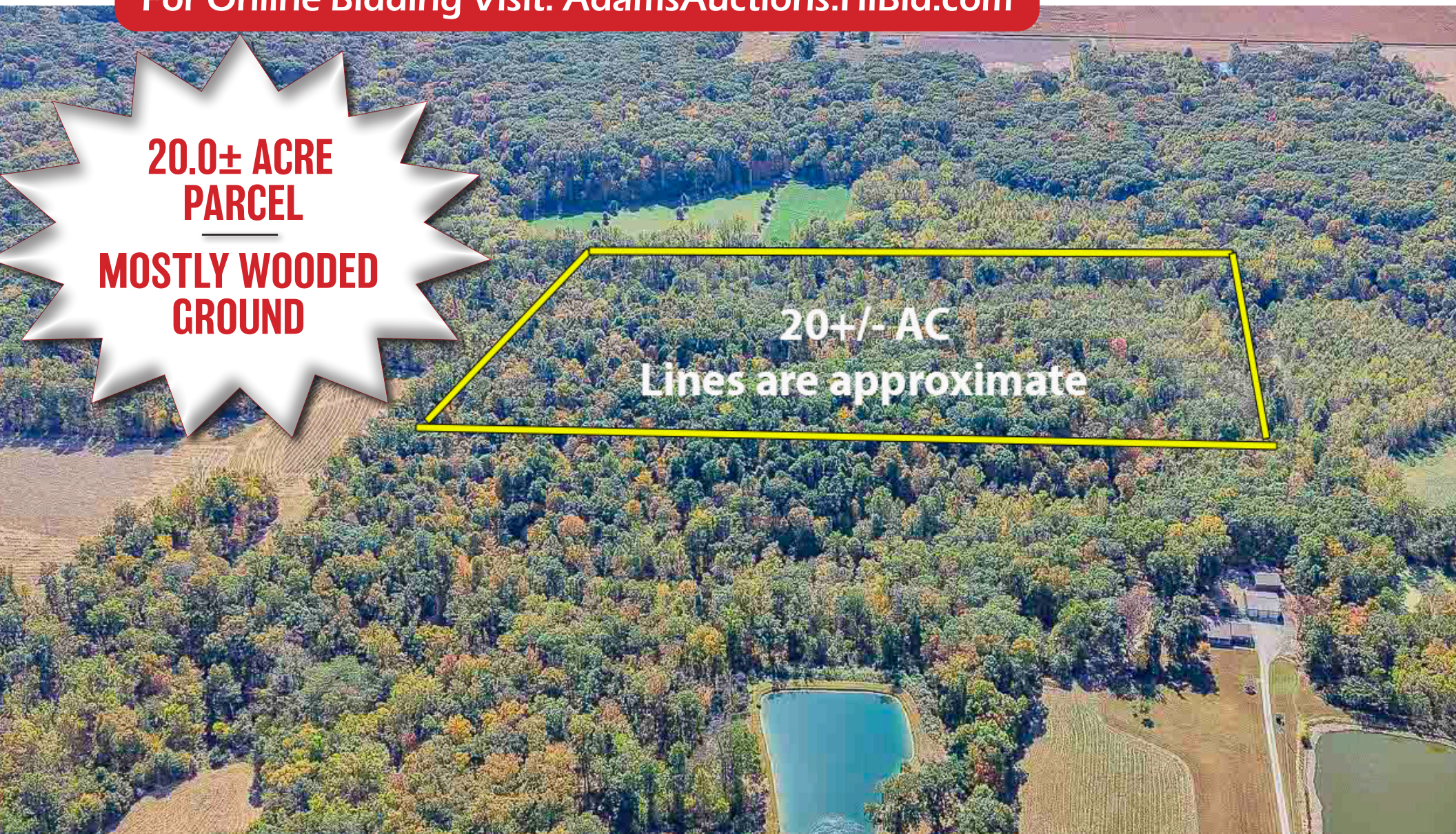
ONLINE ONLY REAL ESTATE AUCTION

TRACT #1 ~ 20± ACRES, FERRYDALE ROAD, ODIN, IL 62282

BIDDING CLOSES: 7PM ~ MONDAY, NOVEMBER 30, 2026

Adam's Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit: AdamsAuctions.HiBid.com



GENERAL INFORMATION & AUCTION TERMS

20.0± AC
TOTAL LOT SIZE

UNINCORPORATED MARION COUNTY
ZONING JURISDICTION

$148
TOTAL '25 TAXES

Discover the possibilities of Tract #1, offering 20± acres of predominantly wooded land located in unincorporated Marion County near Odin, IL, within the Sandoval School District. This versatile property presents an excellent opportunity for recreation, hunting, timber harvesting, or the development of a future country homesite. Enjoy the privacy and natural beauty of a wooded setting while exploring a variety of potential uses. Please note that the property currently has no legal access, and no utilities are available onsite. Any future residential development would likely require the installation of a private well and septic system. Additional acreage is available and will be offered separately at auction. Tract #2 consists of 10± acres improved with a 4-bedroom, 3-bath home and multiple outbuildings, while Tract #3 includes 30± acres of productive tillable farmland. If Tracts #2 and #3 are purchased separately, a survey and division of those tracts will be completed following the auction.

PARCEL NUMBERS

P.I.N	Size	Amount
05-21-200-008	20.0± Ac.	$148

Terms: $10,000.00 Down Day of Sale on Each Tract of Real Estate
Balance Due in 30 Days • 6% Buyers Premium Each Tract of Real Estate
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.