ONLINE ONLY REAL ESTATE AUCTION

TRACT #3 ~ 30± ACRES, US HWY. 51, SANDOVAL, IL 62882

Adam's Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch

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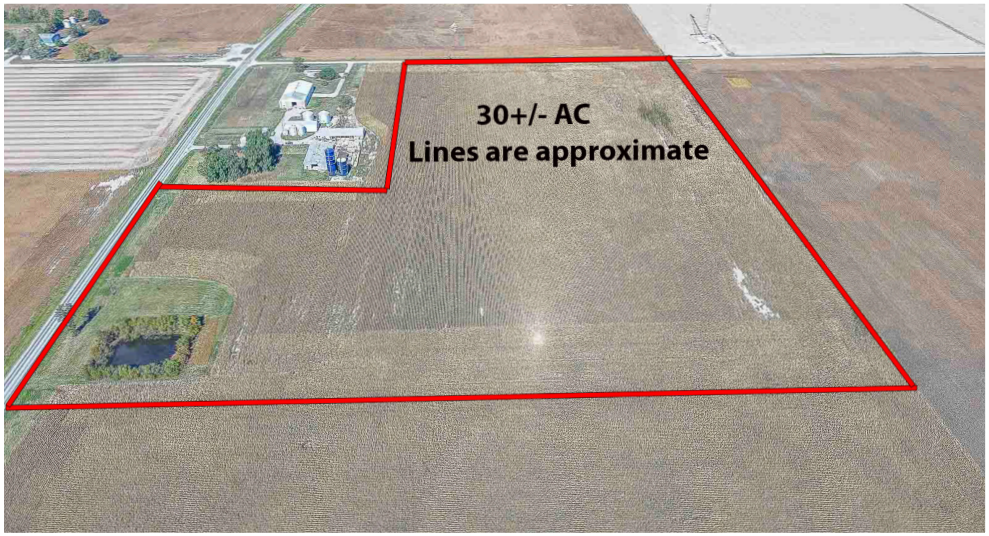
BIDDING CLOSES: 7:30PM ~ MONDAY, NOVEMBER 30, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

GENERAL INFORMATION & AUCTION TERMS



30.0± AC
TOTAL LOT SIZE

MARION COUNTY
ZONING JURISDICTION

$5,686
TOTAL '25 TAXES

Tract #3 ~ Start or expand your farming operation with this 30+/- acre tract of mostly tillable ground featuring access off US Highway 51 in Sandoval, IL! This versatile property offers an opportunity for income production either by leasing the farming out, hobby farming, or residential development, which is allowed under the current Marion County zoning designation. Public water is available along US Highway 51, providing a valuable utility resource that may support future development opportunities. Farming rights for the 2027 spring planting season are available, offering added income potential. Additional acreage is available and will be offered separately at auction. Tract #1 consists of 20+/- acres of mostly wooded ground that lacks legal access in Odin, IL while Tract #2 includes 10+/- acres improved with a 4BR/3BA home and multiple outbuildings. Purchase this tract individually or explore the opportunity to acquire additional acreage to suit your agricultural, recreational, or residential goals. If Tracts #2 and #3 are purchased separately, a survey and division of those tracts will be completed following the auction.

PARCEL NUMBERS

** TAXES WILL BE REASSESSED IF SPLIT IS RECORDED**

P.I.N	Size	Amount
05-28-100-004	30.0± Ac.	$5,686

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.