Professional Real Estate Auctions By:

Adam's Auction & Real Estate Services, Inc.

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For Online Bidding Visit: www.AdamsAuctions.hibid.com

4BR/3BA HOME
W/ OUTBUILDINGS
10± ACRES

Online Only Real Estate Auction

Tract #2 - 5540 US Highway 51, Sandoval, IL 62882

Bidding Closes: 7:15PM

Mon., November 30, 2026

Viewing: 12-2PM

Sunday, November 22, 2026

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

County: Marion ◆ **2025 Taxes:** $5,686
** Taxes will be reassessed if split is recorded **
Parcel Number: 05-28-100-004
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Zoning: Single Family
Total Lot Size: 10± Ac
Schools: Sandoval Unit School

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.

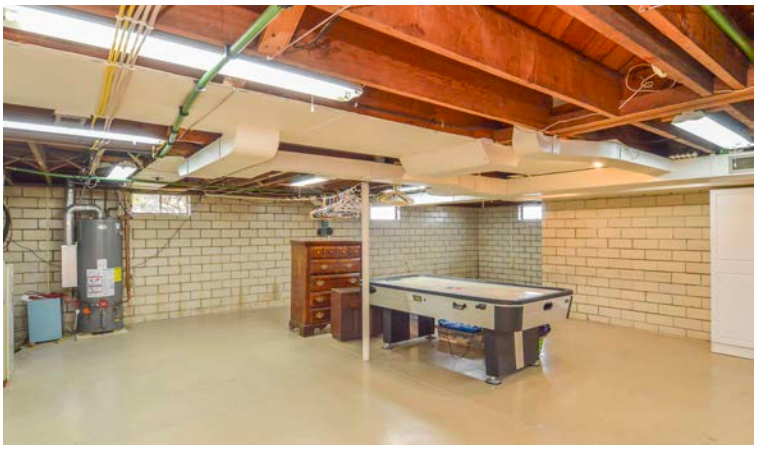
5540 US Highway 51 Property Information

4BR/3BA ~ 2,340± Total Finished SF ◆ Year Built: 1949 ◆ Central A/C ◆ Electric Furnace ◆ Propane Gas Water Heater ◆ Water Softener
Sump Pump ◆ Water & Sewer: Well/Septic ◆ Electric: Circuit Breaker ◆ Roof: Shingle ◆ Basement: Partial, Unfinished, Crawl Space
Wood Burning Fireplace ◆ Forced Air Radiant Heating ◆ Wood Burning Central Boiler System ◆ Propane Tank is Owned

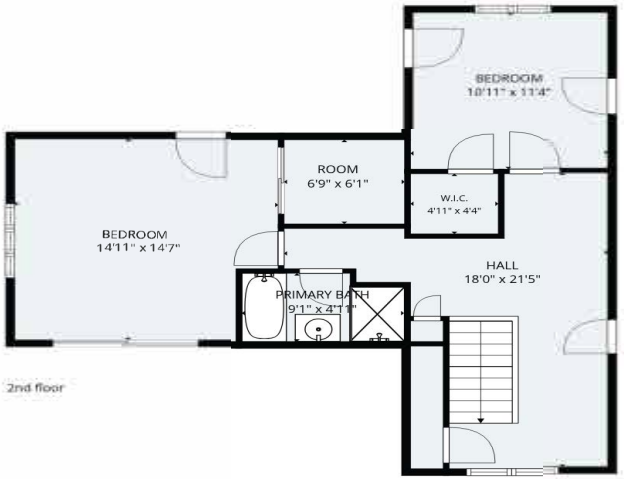
Start or expand your farming operation with this 4BR/3BA solid brick home, complete with multiple outbuildings, silos, and a Morton pole barn, all situated on 10± acres in Sandoval, IL! This well-maintained, full-brick residence offers a spacious living room filled with natural light from large front-facing windows and opening to a formal dining room conveniently located just steps from the expansive kitchen. The kitchen features a large center island with bar seating, floor to ceiling cabinets with spacious counter-tops a separate breakfast nook, and sliding glass doors leading to a paved patio, providing convenient access for outdoor dining and entertaining. The home also offers a large backyard with mature shade trees, providing a wonderful outdoor space for family enjoyment. The main level includes two bedrooms, highlighted by the primary suite featuring a spacious walk-in closet and private bath with a standalone shower and vanity. A second full bathroom is conveniently located off the kitchen hallway, which also provides access to the oversized attached two-car garage. The upper level offers two additional generously sized bedrooms sharing a full bathroom located just off the landing hallway. Additional features include six floored attic spaces with electric lighting, providing excellent storage potential, along with a cedar-lined closet. The unfinished basement houses the home's utilities and offers ample additional storage space. The property also features an impressive collection of agricultural outbuildings, including a 26' x 22' detached garage, a 51' x 105' pole barn, a 39' x 100' flat barn, a 36' x 82' Quonset building, and a 66' x 126' Morton pole barn. The Morton building includes a 45' x 66' workshop area that is fully insulated and equipped with a poured concrete floor and a recently installed wood-burning stove for heat. These extensive facilities offer a variety of possibilities for equipment storage, livestock, workshop space, and agricultural operations. An additional mobile home is also located on the property and is in various stages of disrepair, requiring rehabilitation or removal by the new owner. With approximately 10 acres, multiple outbuildings, and silos, this property offers outstanding versatility and potential for a variety of farming operations. Enjoy the possibilities of country living with ample room for agricultural pursuits, hobbies, equipment, and more in Sandoval, IL! Additional acreage is available for purchase separately, including Tract 3 with 30± acres of tillable ground and Tract 1 with 20± acres of woodlands in Odin, IL that lack legal access. If Tracts 2 and 3 are purchased separately, a survey and division of those tracts will be completed following the auction.

Additional Property Photographs

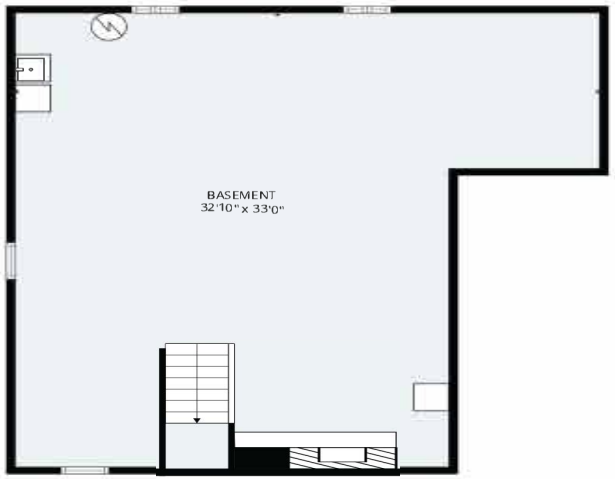
Additional Property Photographs



1st floor



2nd floor



Basement