ALTON, IL

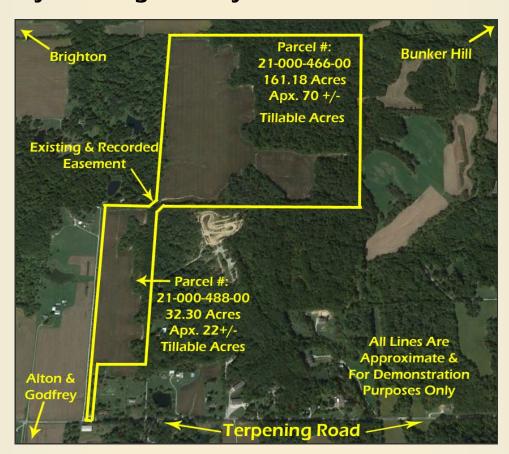
193.48 ACRE FARM LAND AUCTION FOR THE ESTATE OF MARY JEAN MAUPIN

Saturday, December 20, 2014 @ 10 AM

Auction Held at: Brighton Municipal Building 206 S. Main Street, Brighton, IL 62012

2 Parcels Selling As 1 ~ Offering 92 +/- Tillable Acres

Property Address: Terpening Road, Alton, IL 62002 Property Viewing: Sunday, December 14th ~ 12 - 2 PM







Register at www.adamsauctions.com for Online Bidding

Professional Real Estate Auctions by:

Owner: Estate of Mary Jean Maupin



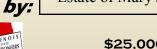
Toll Free: 1-877-566-8751 **Adam Jokisch**618-530-8751 (mobile #)

Hational Auctioneers Foundation

www.adamsauctions.com



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TERMS: \$25,000 DOWN DAY OF SALE ON REAL ESTATE

BALANCE DUE IN 30 DAYS

ANY ANNOUNCEMENT MADE DAY
OF SALE TAKES PRECEDENCE
OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO
CHANGE WITH OUT NOTICE.
LIC # 044000169



193.48 +/- Acres Terpening Road, Alton, JL 62002

County: Macoupin

Parcel ID #'s 21-000-466-00 (159.11+/- Acres) & 21-000-488-00 (30.78 +/- Acres)

<u>2013 Taxes:</u> 21-000-488-00 - \$106 - This parcel

will be re-assessed after closing as current tax amount reflects 2 senior exemption for a single family home not selling with

the land.

21-000-466-00 - \$275

<u>Utilities:</u> Water available at Terpening Rd.

However, there is no water at the property. Property is best suited for private sewer system and propane. Electric is available.

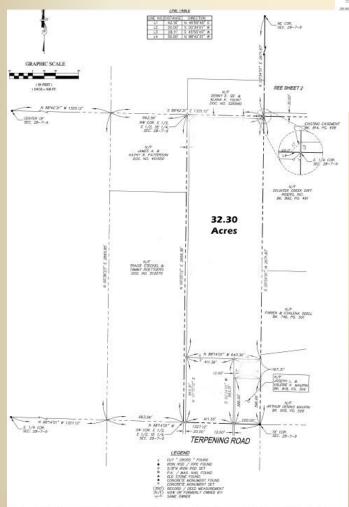
Zoning: Agriculture

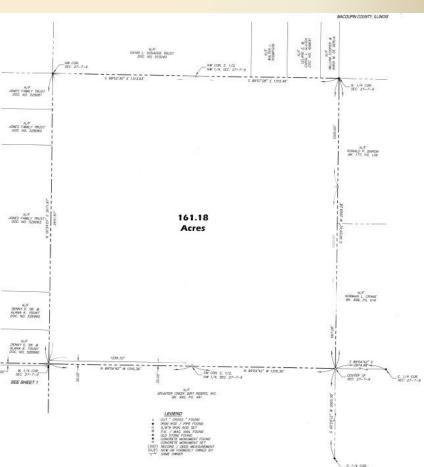
Schools: Southwestern District #9

<u>Directions:</u> From I-255 take Fosterburg Rd.

exit; Continue on Fosterburg Rd for 7 miles then turn left onto Crosby Rd/Terpening Rd; Property will be about 1 mile on the right side of Terpening Rd.

Spring Planting is Available







Soil Types:

6C2 Fishhook silt loam, 8D2 Hickory loam,
8F Hickory silt loam, 8G Hickory silt loam,
119C2 Elco silt loam, 280B Fayette silt loam,
517A Marine silt loam, 582B Homen silt loam,
897D2 Bunkum-Atlas silt loams,

3451A Lawson silt loam