

Millstadt, IL

Farm Land Auction - 95 +/- Acres

4520 Wessel Lane, Millstadt, IL 62260

Thurs., Nov. 15, 2012 @ 6:00 pm

Auction Held at: The Regency Conference Center 400 Regency Park, O'Fallon, IL 62269

REGISTER AT WWW.ADAMSAUCTIONS.COM FOR ONLINE BIDDING!!!!

Terrific Farm Land Opportunity just Minutes from Belleville

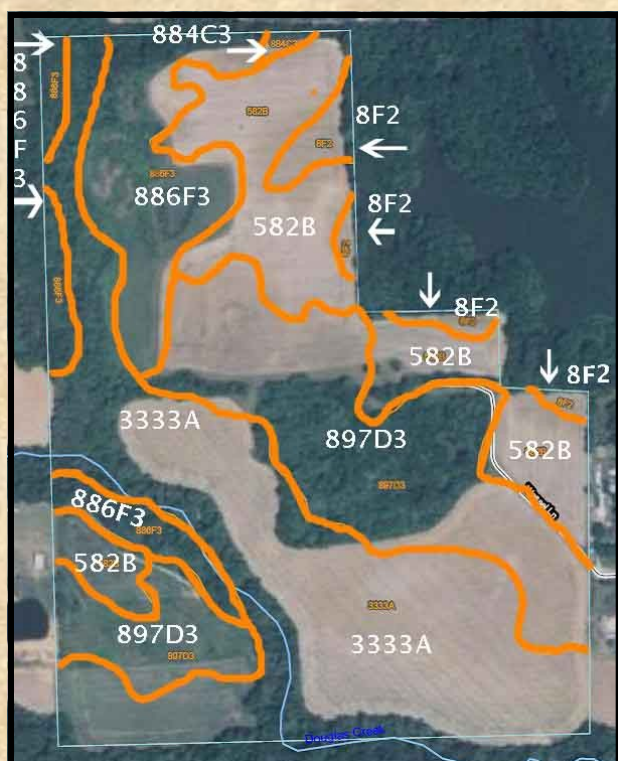
Superb Mixture of Tillable & Recreational Ground!

2011 Taxes: \$ 328.36 ~ St. Clair County

Parcel ID No.: 12-12.0-300-001 & 12-12.0-300-004

Millstadt Dist #160 & BTHS West

Zoned: Agricultural



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	2.6	2.9%
582B	Homen silt loam, 2 to 5 percent slopes	16.7	18.2%
884C3	Bunkum-Coulterville silty clay loams, 5 to 10 percent slopes, severely eroded	0.2	0.3%
886F3	Ruma-Ursa silty clay loams, 18 to 35 percent slopes, severely eroded	13.7	14.9%
897D3	Bunkum-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	24.5	26.7%
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	33.8	37.0%



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DREAMS!!!!**



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TION OF THE PROPERTY AND RECOMMENDED THAT THE PUR-
CHASER/TENANT OBTAIN AN INDEPENDENT INVESTIGATION.

TERMS:

**\$50,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN JAN. 2013
6% BUYERS PREMIUM**

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