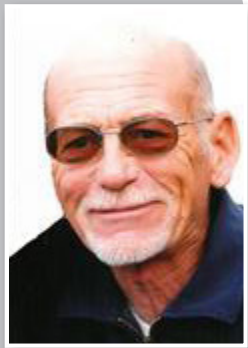


For the Estate of Paul J.
& Deborah C. Amann



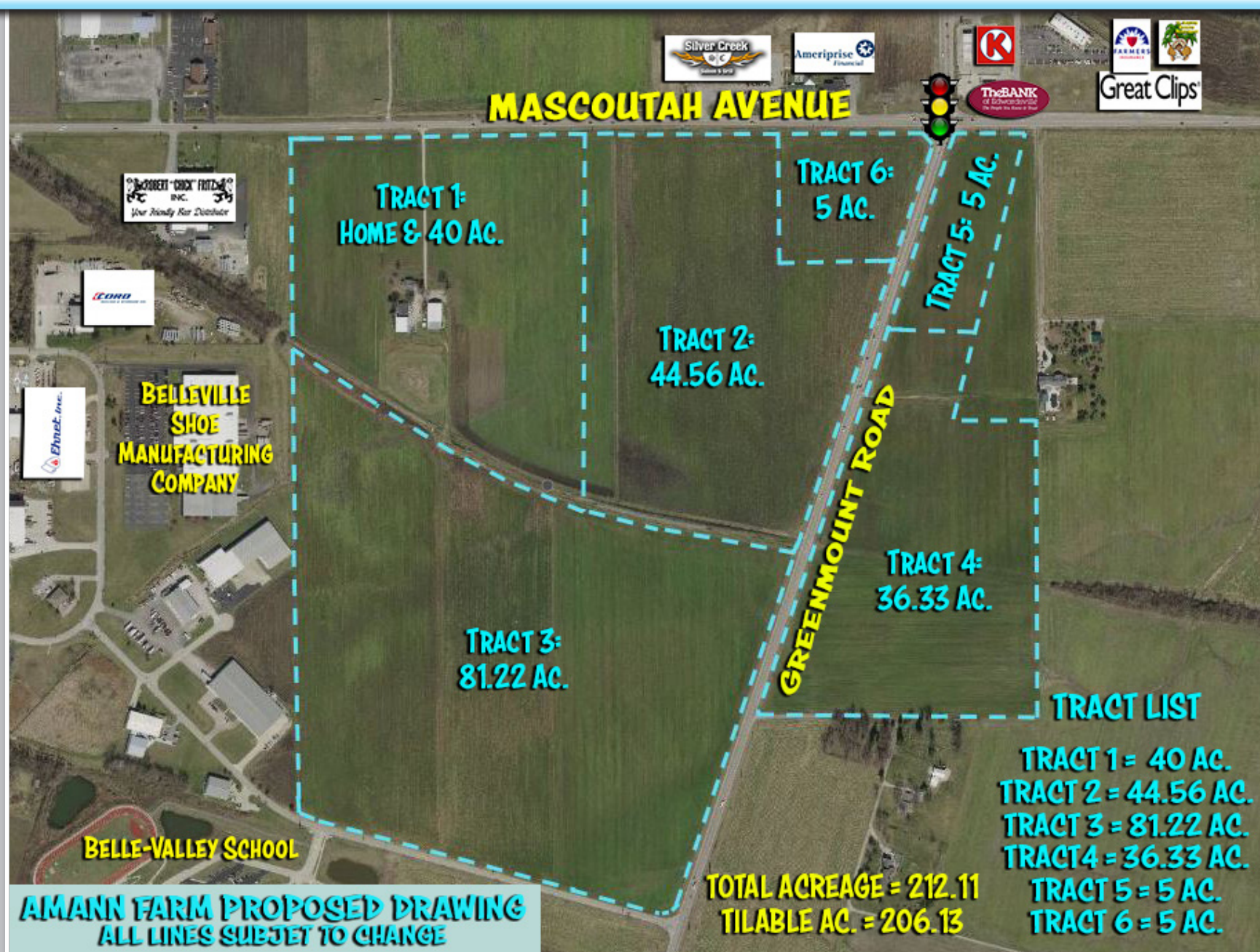
PUBLIC REAL ESTATE AUCTION

WED., NOVEMBER 14, 2018 at 7 p.m.

Auction Held at: St. Clair County Event Center
1550 E. State Route 15, Belleville, IL 62221

**212.11+/- Acres & 3BR/4BA; 1,768+/- SF Home
& Multiple Multi-Purpose Outbuildings**

2417 Mascoutah Avenue, Belleville, IL 62221
Property Viewing: Sun., November 4th ~ 2:30 - 4:30 p.m.



206.13 Tillable Acres
Acreage Can Be Divided
Property Zoned Light Industrial

Apprx. 9,409+/- Ft. of Road Frontage
Situated at Signalized Intersection of
Mascoutah Ave. & Greenmount Rd.

More Information, Survey & Pictures on Back Side

For Live Online Bidding Visit:
www.AdamsAuctions.com

Text SOLD IT to 22828
To Join Our E-Mail List



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.

Terms:

\$50,000 Down Each Tract Day of Sale
on Real Estate

Balance Due in 30 Days

5% Buyers Premium Each Tract

Any announcement made day of sale
takes precedence over any printed material

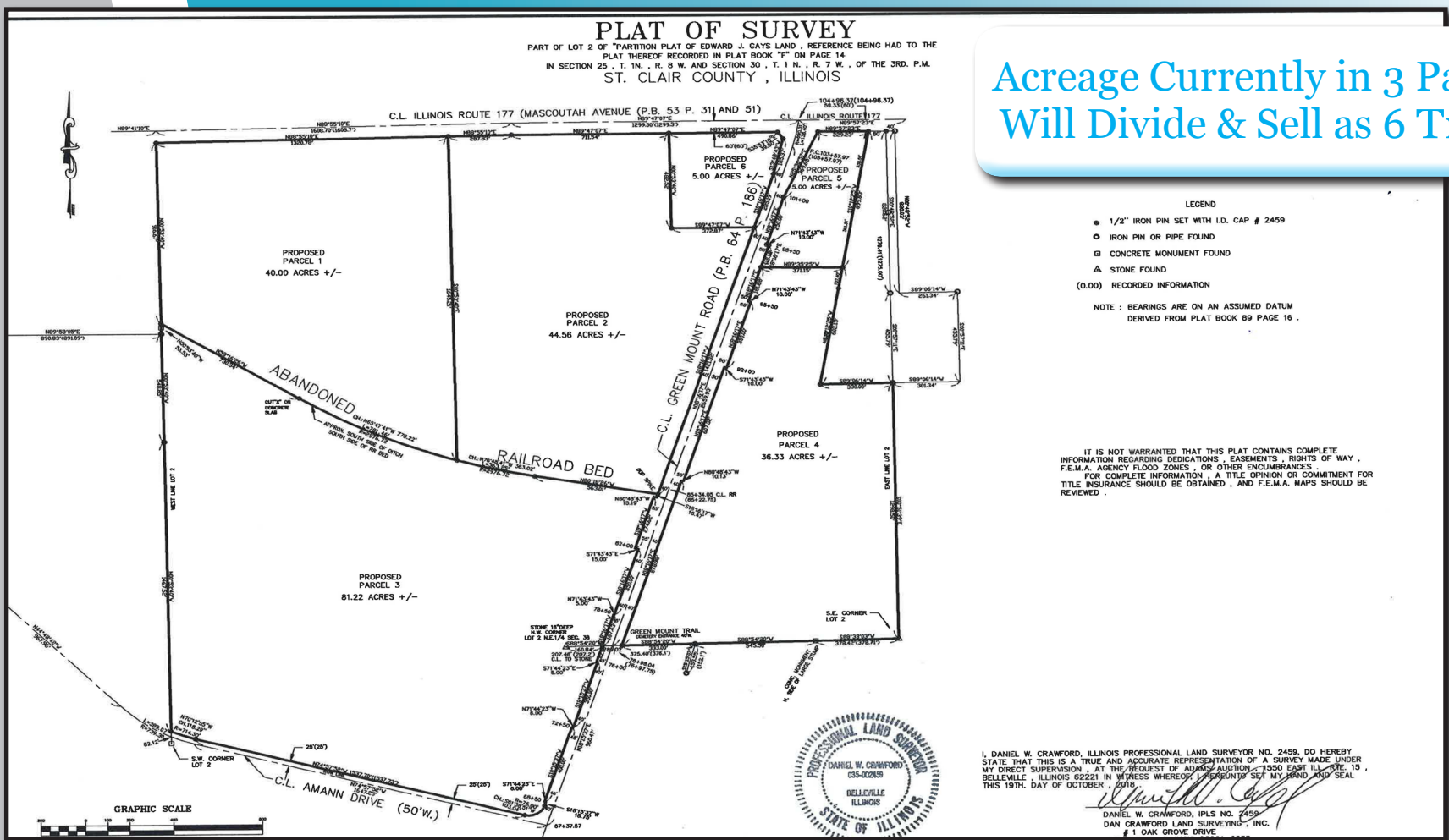
List subject to change without notice

LIC# 044000169

Professional Real
Estate Auctions By:



Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751



**Acreage Currently in 3 Parcels
Will Divide & Sell as 6 Tracts**

SOIL TYPES

- 79B: MENFRO SILT LOAM 2-5% SLOPES
- 90A: BETHALTO SILT LOAM 0-2% SLOPES
- 441B: WAKENDA SILT LOAM 2-5% SLOPES
- 441C2: WAKENDA SILT LOAM 5-10% SLOPES
- 283B: DOWNSOUTH SILT LOAM 2-5% SLOPES
- 79C3: MENFRO SILT CLAY LOAM 5-10% SLOPES
- 283C2: DOWNSOUTH SILT LOAM 5-10% SLOPES
- 384B: EDWARDSVILLE SILT LOAM 2-5% SLOPES
- 384A: EDWARDSVILLE SILT LOAM 0-2% SLOPES
- 385A: MASCOUTAH SILTY CLAY LOAM 0-2% SLOPES



**60' X 115'
MACHINE
SHED**



60 AMP ELECTRIC



**50' X 40' WORKSHOP
& 200 AMP ELEC.**



**60' X 50' MULTI-PURPOSE
POLE BARN**



**100 AMP
ELECTRIC &
PROPANE**



CITY WATER

2017 Property Tax Information for All Parcels

County: St. Clair ♦ Zoning: D-1, Light Industry
Schools: Belle-Valley #119 & BTHSEAST

Current Home Site w/ Multiple Outbuildings

Parcel ID No.: 08-25.0-400-006

Total Land/Acres: 189.5+/-

2017 Taxes: \$14,402

Exemptions: Owner Occupied, Senior Citizen



Parcel ID No.: 08-25.0-400-004

Total Land/Acres: 5.6+/-

2017 Taxes: \$317

Exemptions: None



Parcel ID No.: 09-30.0-300-012

Total Land/Acres: 15.9+/-

2017 Taxes: \$1,142

Exemptions: None



Updated 3BR/4BA - 1,768+/- SF Home ♦ Full Bsmnt w/Heated Floors

1 Car Attached Garage ♦ Fuel: Gas ♦ Water: Public ♦

Sewer: Septic ♦ Hot Water Radiant Heating & Central AC

♦ Gas Water Heater ♦ 200 Amp Circuit

Breaker Panel ♦ Home Built in 1967



***PERSONAL PROPERTY ITEMS DEPICTED IN ANY BUILDINGS OR HOME ARE NOT INCLUDED W/ SALE**