

**LENZBURG
ILLINOIS**

FARM LAND AUCTION

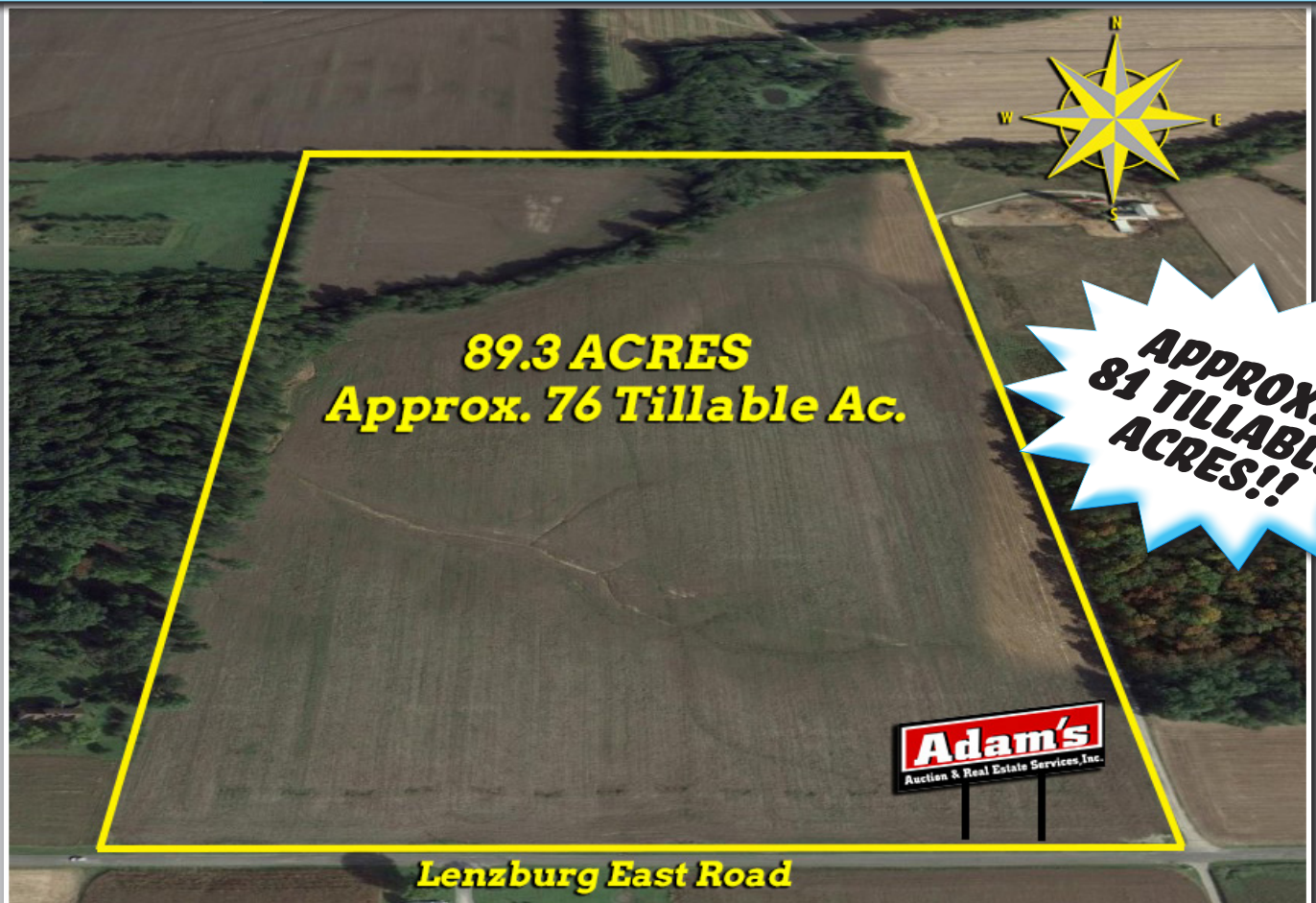
WED., MARCH 4, 2020 @ 6 P.M.

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

89.3 Acres Farm Ground
APPROX. 81.2 TILLABLE ACRES AVAILABLE
APPROX. 8+/- ACRES IN WOODS & WATERWAY

xxxx Lenzburg East Road, Lenzburg, IL 62255

Property Viewing: Sun., March 1st ~ 12 - 1 p.m.



2018 Property Tax Information

County: St. Clair

Parcel Numbers: 21-03.0-400-004

2018 Taxes: \$1,155

Schools: Marissa Unit #40 & Marissa HS

Zoning: R-3, Rural

Zoning Jurisdiction: St. Clair County

Income Producing Farm Ground
Mostly Level to Gently Rolling Topography
Located in St. Clair County's Zoning Jurisdiction
Approx. 4.5 Miles to Lenzburg
Approx. 5 Miles to Marissa
Access to Property on Lenzburg East Road
Property Best Suited for Private Sewer
Public Water Available Along Lenzburg East Road

More Information & Pictures On Back

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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:

\$25,000 Down 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

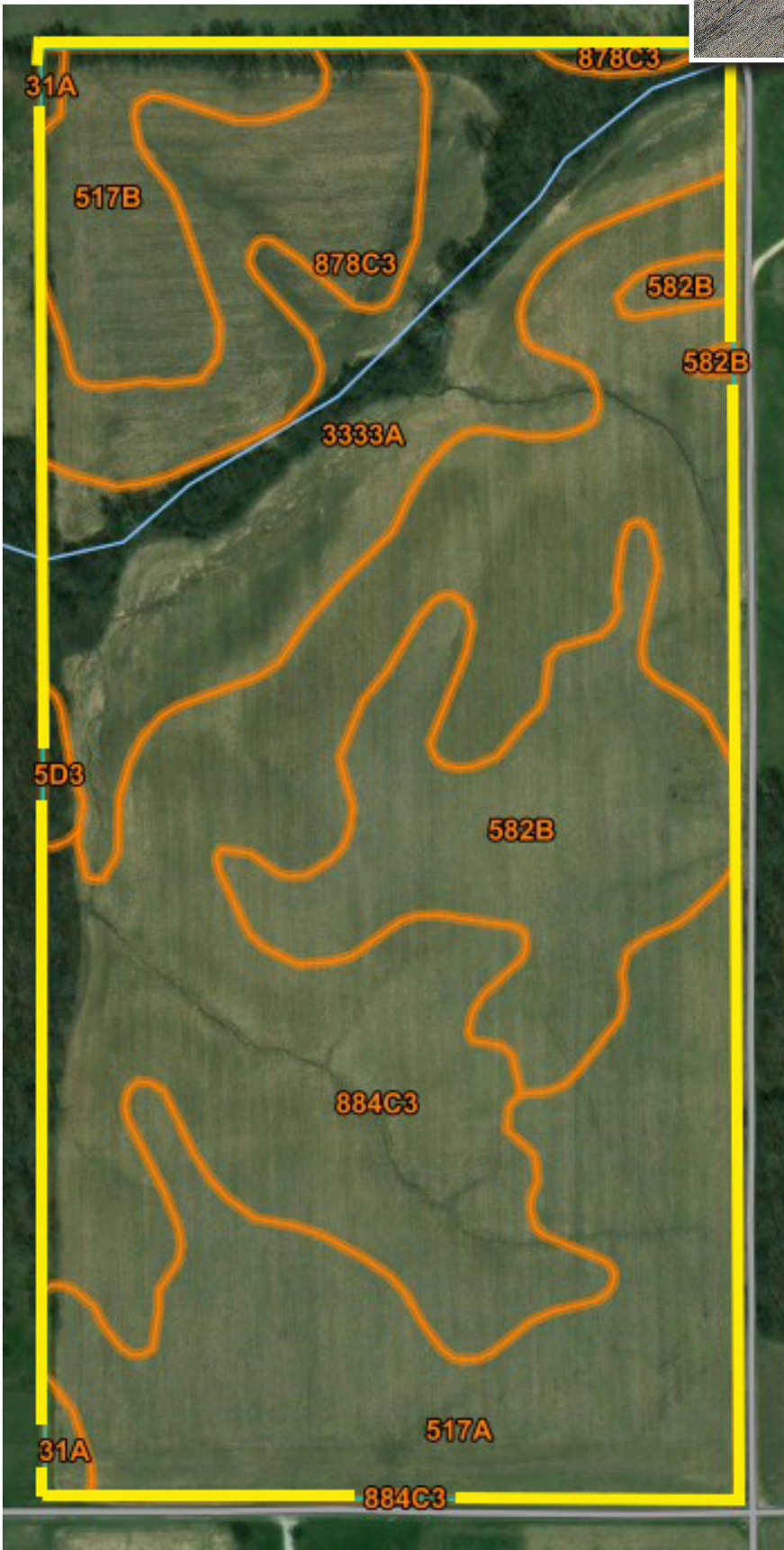
List subject to change without notice

LIC# 044000169



HOME SITE POSSIBILITIES

***HORSES & LIVESTOCK
ALLOWED***



SOIL TYPES

**5D3: BLAIR SILTY CLAY LOAM
10-18% SLOPES, SEVERELY ERODED**

**31A: PIERRON SILT LOAM
0-2% SLOPES**

**517A: MARINE SILT LOAM
0-2% SLOPES**

**517B: MARINE SILT LOAM
2-5% SLOPES**

**582B: HOMEN SILT LOAM
2-5% SLOPES**

**878C3: COULTERVILLE-GRANT FORK SILTY
CLAY LOAMS
5-10% SLOPES, SEVERELY ERODED**

**884C3: BUNKUM SILKY CLAY LOAMS
5-10% SLOPES, SEVERELY ERODED**

**333A: WAKELAND SILT LOAM
0-2% SLOPES, FREQUENTLY FLOODED**