



ABSOLUTE

online
only

LAND AUCTION

94 ± acres

St. Clair County

open
Farming
for 2023!



000 Kropp Rd. Millstadt, IL 62260

Bidding Begins: March 13th at 4:00 PM
Bidding Closes: March 20th at 10:00 AM

Property Viewing: March 5th, from 1:00PM to 3:00 PM

Final Acreage will be adjusted to the survey.

94 +/- acres: 86.37 +/- tillable acres. This property is approximately a mile and half west of Millstadt IL, south of Kropp Rd. Offered as two tracts, acreage will be surveyed - survey to govern.

Tract 1 -18.93 +/- acres: 16.99 +/- tillable acres. Road frontage on Kropp Road. Currently being farmed. P.I. of 94. This is a buildable tract of land, with Millstadt water available. Tract is made of one parcel number.

- Parcel: 12-07.0-400-013 / Acreage: 18.93 ± acres / Taxes: 2021 - \$278.56

Tract 2 - 75.26 +/- acres: 70 +/- tillable acres. Farm has some tiling. Waterways and field boundaries are well established. P.I. is 96.4. Road frontage on Kropp Road. Millstadt water is available. The acreage wraps around the farmstead. Tract is made of two parcel numbers.

- Parcel: 12-08.0-300-010 / Acreage: 72.77 ± acres / Taxes: 2021 taxes - \$1161.30
- Parcel: 12-08.0-300-002 / Acres: 2.49 ± acres / Taxes: 2021 taxes - \$0

Scan code or visit [PropertyPeddler.com](https://www.propertypeddler.com) for maps, pictures & more details.

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SCAN ME

All Bidders need to be pre-approved through the bidding program 24 hours in advance of the auction closing. Bidders who need help using the system or who need reliability with their internet connection are welcome to join us the morning of auction closing at our Sparta office at 1811 N Market St, right beside Buchheits. For more info call 618-473-2500.

Brad Chandler

(618) 791-3289

Auctioneer/Broker
IL Auctioneer Lic # 441.002105



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