

LAND AUCTION



Lines are Approximate

online
only

Tract 1
10 ±ac

Tract 2
37 ±ac

Culp Ln

47.11

±acres

2 TRACTS

Madison Co, IL

46 Tillable Acres - Soil PI: 105

Property Viewing:
May 5th from
5pm - 6pm

Bidding Closes: Monday, May 22nd at 10AM

Bidding Begins: Friday, May 12th at 10AM

ONLINE LAND AUCTION - 47.11 +/- Acres - Madison Co, IL - 2 Tracts
Monday, May 22nd at 10AM
Property located Across from Steve Bryant Community Park in Bethalto, IL on Culp Lane
(Part of Sec 35 & 36 T6N R9W)
Auction Bidding Begins: Friday, May 12th at 10AM
Auction Begins to Close: Monday, May 22nd at 10AM

47 acres right across from Steve Bryant Community Park in Bethalto, IL. The property lays with rolling hills and could make an excellent site to build your dream home on the hill overlooking the park. Offered in 2 tracts!

- Tillable Acres: 46
- PI - 105
- Lot Size: 47.11 Acres (source: County Records)
- School District: Bethalto School

- Drive Times:
- Edwardsville: 18 Minutes
 - Granite City: 29 Minutes
 - St. Louis: 36 Minutes
 - Belleville: 42 Minutes

Tract 1 - 10 acres with an excellent building location on the hill overlooking the park. Patch of woods and an established roadbed on the east side will be a part of this tract of land. Property is close to city limits.

Tract 2 - 37 acres mostly tillable rolling acreage.

Directions: Take 140 into Bethalto to Prairie St. then North on Prairie St to Culp Lane. Left on Culp Lane. Property on the North side of the road, across from Steve Bryant Community Park's parking lot.
Parcel(s): 20-1-02-36-00-000-003
Taxes: \$925.32 (2021)

Terms & Conditions
apply. Go to
Property Peddler.com
for more details!



Scan code or
for maps, pictures
& more details.

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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

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Auctioneer/Broker

IL Auctioneer Lic #
441.002105



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Beyond the Call...."*



Brenda Chandler

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