

# For Sale Recreational Land/ Potential Building Sites



## POC Property Group LLC

30.00 + /- acres located in Wine Hill Township  
Randolph County, Illinois

### **Brokers**

**Dale Kellermann** - 618.791.0114  
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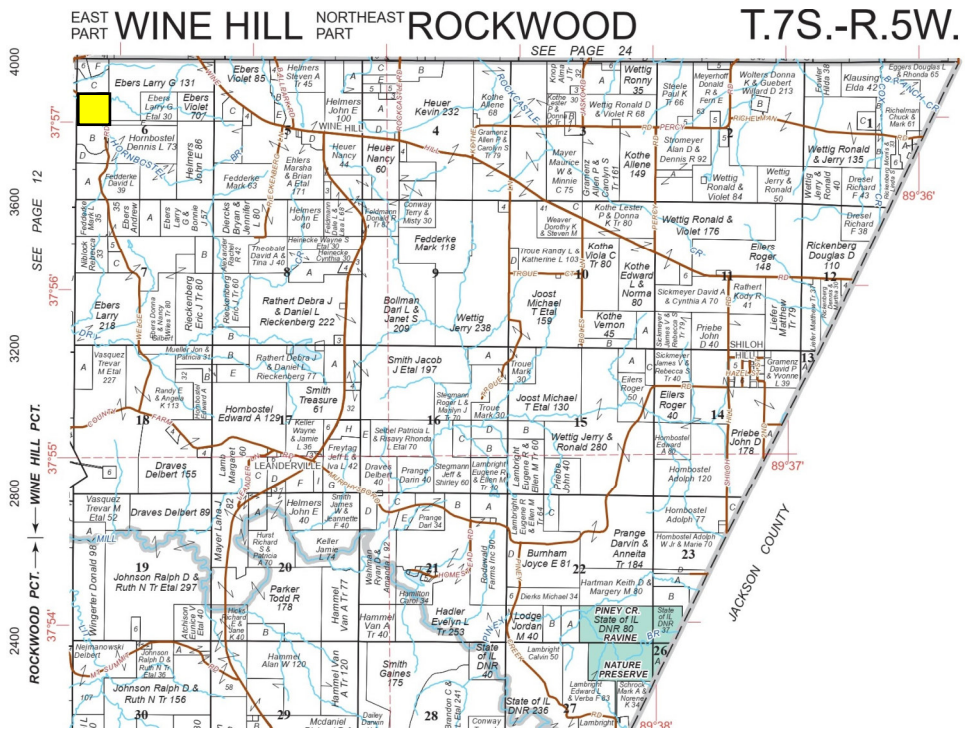
# Randolph County — Recreational Land For Sale

## General Description

POC Property Group LLC is pleased to offer 30.00 +/- acres to the public. This tract sits approximately 6 miles from Chester, 4 miles from Steeleville, 11 miles from Sparta, and 60 miles from St. Louis's South County area. This beautiful tract could host several homesites and could be a great hunting getaway. The timber was selectively logged in 2018, which has created exceptional habitat for the many animals that call this place home. Welge Road bisects the property northwest to southeast. From Welge, IL travel approx. 0.25 miles east on Wine Hill Road, and then south on Welge Road for approx. 0.30 miles to reach the northwest corner of the property. GPS = 37.951185, -89.703538

Interested buyers please visit our website, [www.FirstIllinoisAgGroup.com](http://www.FirstIllinoisAgGroup.com), for additional details or call Dale Kellermann at 618-791-0114 or Mark Nappier at 618-971-3160.

## Plat Map of Property



Reproduced with permission from Rockford Maps.

## AERIAL MAP OF SALE PROPERTY

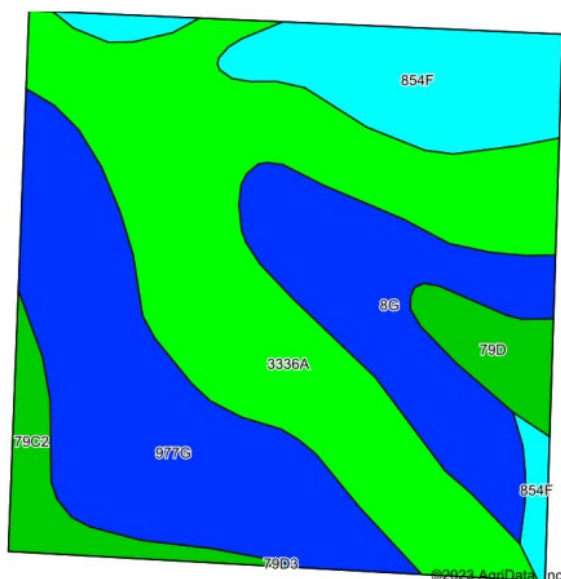
Property lines are approximate.



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## REAL ESTATE TAX DATA

Parcel No.	Acres	Taxes	Per Acre
04-008-007-00	30.00	\$ 72.22	\$ 2.41



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend
3336A	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded	11.56	38.5%	
**977G	Neotoma-Wellston complex, 35 to 60 percent slopes	7.36	24.5%	
**8G	Hickory silt loam, 35 to 60 percent slopes	4.69	15.6%	
**854F	Menfro-Westmore silt loams, 18 to 35 percent slopes	3.91	13.0%	
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	1.34	4.5%	
**79D	Menfro silt loam, 10 to 18 percent slopes	1.14	3.8%	

## TERMS AND TITLE

**List Price: \$159,000 (\$5,300/acre)**

### Procedure

This property is being offered as one tract.

### Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

### Title Policy/Minerals

The buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

### Possession

Possession will be granted at closing of this transaction. There are no leases on the property.

### Real Estate Taxes

The seller will pay the 2022 real estate taxes due in 2023. 2023 taxes due in 2024 will be prorated to the date of closing.

### Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

### Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

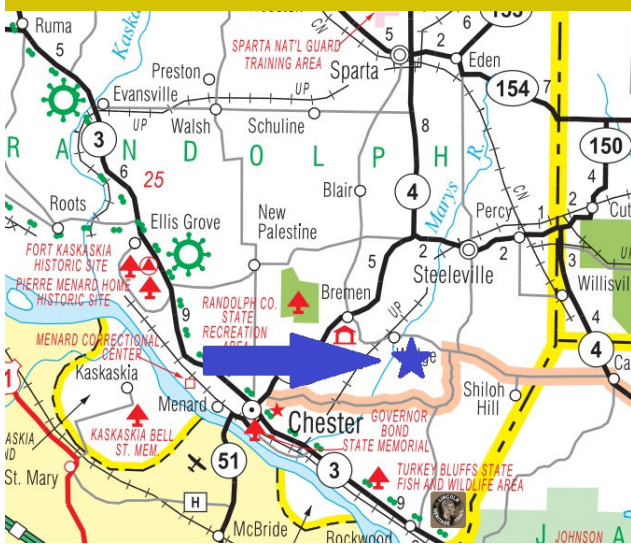
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O'Fallon, IL 62269

## POC PROPERTY GROUP LLC



## ➤ Recreational Land for Sale Randolph County, Illinois

## Enhancing Farmland Ownership

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618.791.0114 or 618-971-3160