

LAND AUCTION



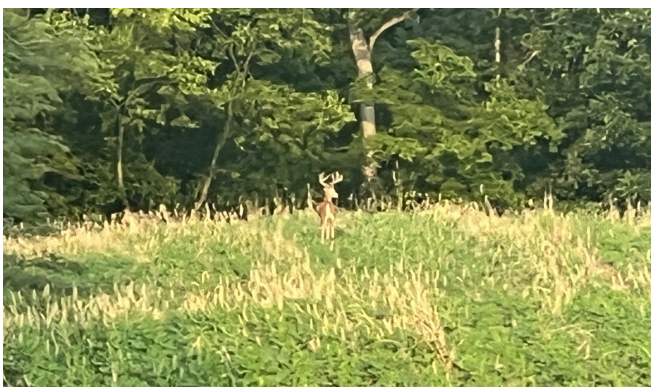
000 Misty Road Pinckneyville IL 62274

Bidding Ends: Sept 3rd



**Property Viewing: Tuesday,
Aug 13th, from 4pm - 6pm**

visit PropertyPeddler.com for
maps, pictures & more details.



Online Land Auction - 43.7 Surveyed Acres Perry Co IL - Farm, Hunt or Build! Date Ending: Sept 3rd - 10 am - ONLINE ONLY

Discover 43.70 surveyed acres of prime land in Perry County, IL, featuring 36.33 tillable acres and a scenic wooded patch that attracts deer and turkey, making it perfect for wildlife enthusiasts. The surrounding land includes a mix of wooded areas, pasture, and cropland, providing ample habitat for wildlife to thrive. Whether you're looking for a potential building site, a recreational property with income potential, or a solid investment, this slightly rolling terrain with breathtaking views provides an ideal setting. Don't miss the chance to own a piece of this versatile and picturesque property.

- Lot Size: 43.70 acres (source: surveyed by API survey dates June 21, 2021)
- School District(s): Pinckneyville School District #50 and #101
- Drive Times:
 - 11 minutes to Pinckneyville IL
 - 19 minutes to Nashville IL
 - 37 minutes to Murphysboro IL
 - 48 minutes to Mount Vernon IL
 - 54 minutes to O'fallon IL



Title Company: Roe Abstract
Financing: Cash or Conventional
Directions: From Swanwick- Rice Road go South for 2.5 miles on Misty Road go past the Clematis crossroads
Legal Description: Part of the SW ¼ of Section 24 - T4S- R3W
Parcel(s): 1-43-0240-071
2022 Taxes: \$580.04

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.

Terms & Conditions apply. For more info go to PROPERTYPEDDLER.COM

Brad Chandler
 (618) 791-3289
 Auctioneer/Broker
 IL Auctioneer
 Lic # 441.002105



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