

Land for Sale



Narnia Management LLC

96.84 +/- acres *(offered as 79.69 +/- acres and 17.15 +/- acres)*

Millstadt Township, St. Clair County, Illinois



Dale Kellermann, Broker

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St. Clair County Farmland For Sale

General Description

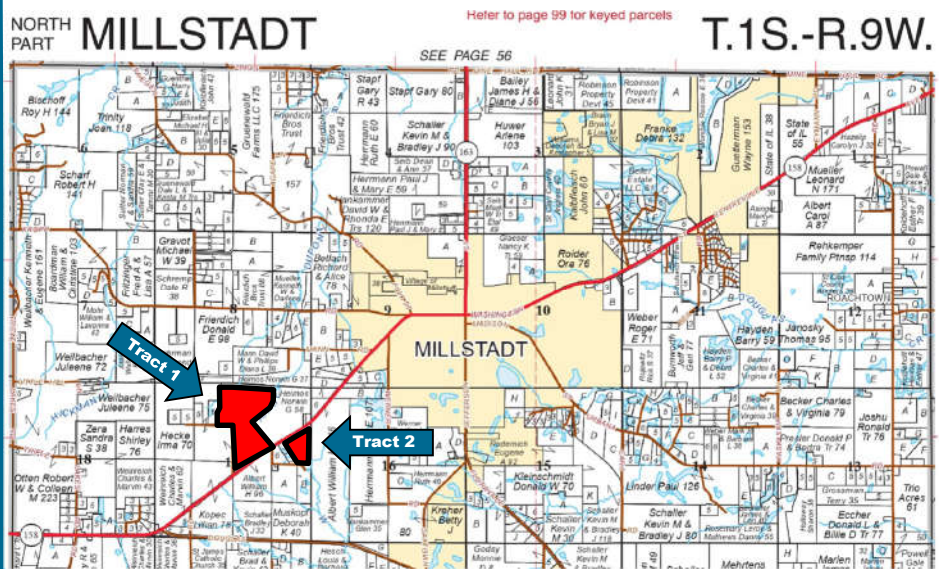
Offered for sale are 96.84 +/- real estate tax acres located in southwestern St. Clair County just southwest of Millstadt. Owned by Narnia Management LLC, the property is offered in two parcels:

- *Tract #1: 79.69 +/- Acres*
- *Tract #2: 17.15 +/- Acres*

The tracts have excellent access and frontage on State Route 158. Tract 1 is offered at \$16,100 per tax acre, and Tract 2 is offered at \$19,300 per tax acre.

Don't miss this opportunity to add quality acres to your operation and/or build your dream home in the country.

Plat of Sale Property - St. Clair County, IL



Reproduced with permission from Rockford Maps.

Contact Dale Kellermann at 618-791-0114 for more information on these tracts.

AERIAL MAP OF SALE PROPERTY

Property lines are approximate.



Dale Kellermann, Broker - (618) 791-0114

TRACT 1

Narnia Management LLC

79.69 +/- Acres

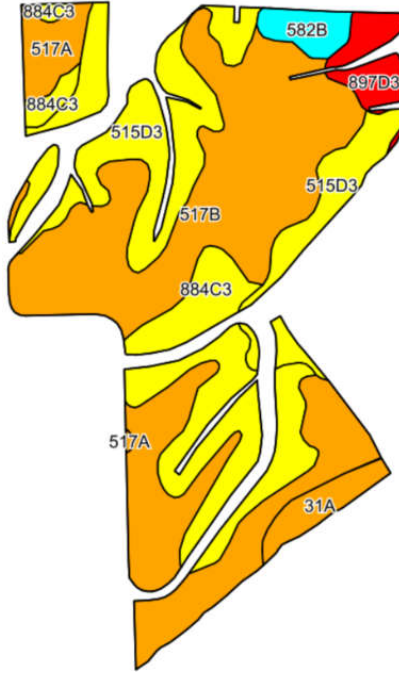
REAL ESTATE TAX DATA

Parcel No.	Acres	Taxes (Paid in 2024)	Per Acre
12-17.0-200-034	44.52	\$ 829.74	\$ 18.64
12-17.0-200-029	35.17	\$ 659.78	\$ 18.76

Soils: Marine, Bunkum, Bunkum-Coulterville, Bunkum-Atlas, Pierron, Homen

811 Soil PI Rating: 96.0

Tillable Acres: 69.66 Acres (87%)



TERMS AND TITLE

List Price

Tract 1: \$16,100/a = \$1,283,009

Tract 2: \$19,300/a = \$ 330,995

Procedure

This property is being offered in two tracts.

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, subject to the tenant in possession.

Lease

This property is rented for the 2025 and 2026 crop years. Tenancy will be open for the 2027 crop year.

Real Estate Taxes

The seller shall pay the 2024 real estate taxes due in 2025.

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.

TRACT 2

Narnia Management LLC

17.15 +/- Acres

REAL ESTATE TAX DATA

Parcel No.	Acres	Taxes (Paid in 2024)	Per Acre
12-17.0-200-033	17.15	\$ 327.32	\$ 19.09

Soils: Marine, Bunkum-Coulterville, Bunkum

811 Soil PI Rating: 97.9

Tillable Acres: 15.26 Acres (90%)



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Farmland/Potential Homesite for Sale St. Clair County, Illinois

Enhancing Farmland Ownership

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Farm Management - Brokerage - Land Auctions - Rural Appraisals

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