



LAND AUCTION

2026 Farming Rights

*Online Only
St Clair County*

**Log Cabin on
128.88
± acres**

Property Address: 3320 Nollmann Rd, Millstadt, IL

**Auction Begins to Close:
Sept 30th @ 10 AM**



PROPERTY VIEWINGS -

- Aug 23rd 10 am - 12 pm
- Sept 23rd 4 pm - 6 pm



Deer Hunters & Nature Enthusiasts—Don't Miss This! Escape to peace and privacy with this one-of-a-kind set up with a log cabin retreat nestled on 128.88± scenic acres. Located just minutes from St. Louis, this property features a spacious 40'x60' metal outbuilding with electric, concrete floors, and water access—ideal for storage, hobbies, or equipment.

THE LAND

- 128.88± Acres Total
- 89.36± Acres Tillable – Open for farming in the 2026 season (subject to 2025 farm lease)
- 39.52± Acres Non-Tillable – A mix of mature woods, home site, and potential lake/pond locations along the natural ditch lines
- Private setting with a long driveway leading to the home and outbuilding
- Ideal for hunting, recreation, or future development

THE HOME

- This charming log home offers an open-concept living space with:
- Vaulted, beamed ceilings & a stunning stone wood-burning fireplace
- Kitchen open to the great room (appliances included)
- Separate dining area perfect for gatherings
- Main-floor primary suite with walk-in closet & updated bath with dual vanities
- Two additional main-floor bedrooms with large closets
- Loft space overlooking the great room
- Walk-out basement with oversized 3-car garage, laundry area, storage, and workbench

ADDITIONAL FEATURES

- 40x60 Metal Outbuilding with electric, concrete floor & water
- Passed St. Clair County Occupancy Inspection
- Home is being sold as-is—seller to make no repairs
- Whether you're looking for a weekend retreat, hunting lodge, or a full-time home with unbeatable access to the outdoors and the city—this property is ready for you. There's even a chance to close in time for this deer season!

Title Company: Monroe County Title Company

Financing: Cash, Conventional

Directions: From Columbia, head north on North Main Street and follow it to IL-158. Take IL-158 East toward Millstadt for about five minutes until you reach Douglas Road in Millstadt Township. Turn onto Douglas Road, then continue until you reach Nollmann Road. Follow Nollmann Road for about a mile and a half—the property will be on the right-hand side.

Legal Description: Part of Sec 21 T 1 S - R 9 W St Clair County IL

Parcel(s): 12-21.0-300-009 & 12-21.0-100-012

Taxes: 2024 - \$6,414.62

There is a 2% Buyer premium that will be added to the final bid to establish contract price. See the full set of Terms and Conditions at propertypeddler.com

Brad Chandler

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Auctioneer/Broker

IL Auctioneer Lic #
441.002105



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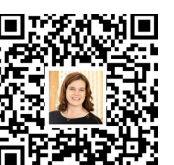
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