

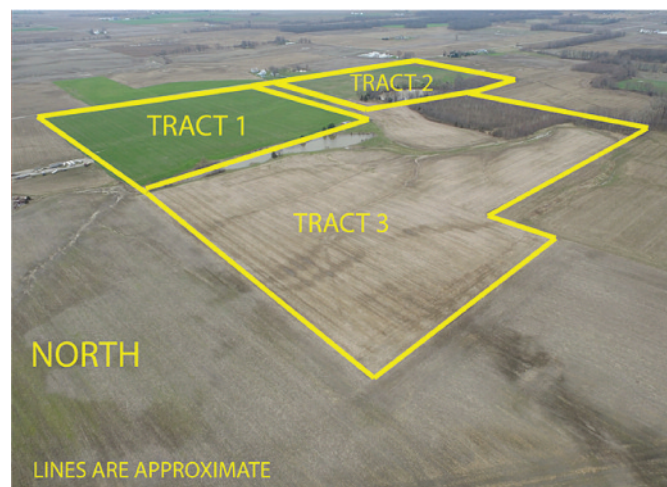
Real Estate Auction

130.8 SURVEYED ACRE(S) FARM, DEVELOPMENT, RECREATIONAL
103 Acres Tillable - 13.4 Acres CRP Tree Program (Till 9/18) - Ponds

ST. CLAIR COUNTY, ILLINOIS
Smithton / New Athens, IL - 3 Tracts

Directions to Property: From 159 south of Smithton take Nick Schaefer Road to Skaer Road, head south. The property is on your right.

Thurs., April 26, 2018
Starting at 7:00 PM



LOCATION OF SALE: SMITHTON SENIOR CENTER
711 South Main Street; Smithton, Illinois

PROPERTY DETAIL: 130.80 surveyed acres with 103 being farmed and 13.4 enrolled in CRP CP-22 tree program until 9/30/2018. Subject to current farm lease. This property is just south of Smithton. It has two lakes and development potential.



Tract 1 - 36.4+/- surveyed acres of mostly tillable land with 1,208 feet of road frontage. This is a development piece for now or the future. Flat and Square like farmers are looking for.



Tract 2 - 40+/- surveyed acres. 30 acres are being tilled and 3 acres are in CRP CP-22 until 9/30/2018. This piece has a 3+ acre lake with woods around it. There is an old home and some nice building sites on this tract. South 20 acres are in New Athens School District and North 20 acres are in Smithton / Freeburg school district.



Tract 3 - 54.4 +/- surveyed acres. Over 35 acres are being tilled and 10.4 acres are in CRP CP-22 until 9/30/2018. This property has a 100 feet owned access to Skaer Rd and a 2+- acre lake. This tract also offers multiple locations to choose from to build a home. Property is in Smithton / Freeburg school district. 24 x 36 pole building. Electric on the property.



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REAL ESTATE AUCTION TERMS: 10% Down, balance at closing. Subject to prior sale. No buyer's premium. Auctioneer Brad Chandler, IL Lic #441.002105. Complete terms, conditions, photos, etc. on propertypeddler.com. All statements made day of the sale take precedence over all printed advertisements.



Brad Chandler
Auctioneer & Licensed Broker
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