

MONROE COUNTY / RED BUD, IL

# 164.12 +/- ACRES LAND AUCTION

## THURSDAY, FEBRUARY 25, 2016 @ 6 PM

Auction Held at: Regency Conference Center  
400 Regency Park, O' Fallon, IL 62269

### 123.13 +/- TILLABLE ACRES ~ 40.99 +/- ACRES WOODS



Property Address: xxxx MM Road, Red Bud, IL 62298

Income Potential - Beautiful Home Site Opportunity - Recreational Potential

Whether you're looking for income producing farm land or a building site for your dream home, these 164 acres +/- offer both as well as recreational possibilities in the 40.99 acres of woods. With gently rolling land you are provided with ample potential building sites. While this acreage is situated within Monroe County zoning guidelines, it is the responsibility of the buyer to verify rules and restrictions of any structure to be built with both the city of Red Bud and the county. Tillable acreage will vary based on particular planted crop though generally tillable is 123.13 acres.

<b>County:</b>	Monroe
<b>Township:</b>	04
<b>Section:</b>	05
<b>Parcel ID No.:</b>	16-05-400-001-000
<b>*2014 Taxes:</b>	\$289
<b>Zoning:</b>	Agricultural
<b>Exemptions:</b>	None
<b>Schools:</b>	Waterloo
<b>Electric:</b>	Available Near Property
<b>Water:</b>	Property is Best Suited for a Well
<b>Sewer:</b>	Property is Best Suited for a Private System
<b>Flood Plain:</b>	Flood Zone C - Area Outside of 500 year flood plain
<b>Farming Rights:</b>	Terminated - Spring Planting Avail.

\*Acreage is based off of information provided by FSA and FSA Maps however, property is taxed on county supplied acreage amount of 161.88 acres.

<u>Map Unit Symbol</u>	<u>Map Unit Name</u>
515D3	Bunkum silty clay loam, 10 to 18% slopes
582B	Homen silt loam, 2 to 5% slopes
582C2	Homen silt loam, 5 to 10% slopes
5491D3	Ruma silty clay loam, karst, 12 to 25% slopes
5491G	Ruma silt loam, karst, 25 to 60% slopes
5582C2	Homen silt loam, karst, 5 to 12% slopes

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Owner: James Sr. & Tanna Donley

TERMS:

\$50,000 DOWN DAY OF SALE  
ON REAL ESTATE

BALANCE DUE IN 45 DAYS  
5% BUYERS PREMIUM

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES  
PRECEDENCE OVER ANY PRINTED MATERIAL.  
LIST SUBJECT TO CHANGE WITH OUT NOTICE.  
LIC # 044000169



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