

Madison County / Moro, IL

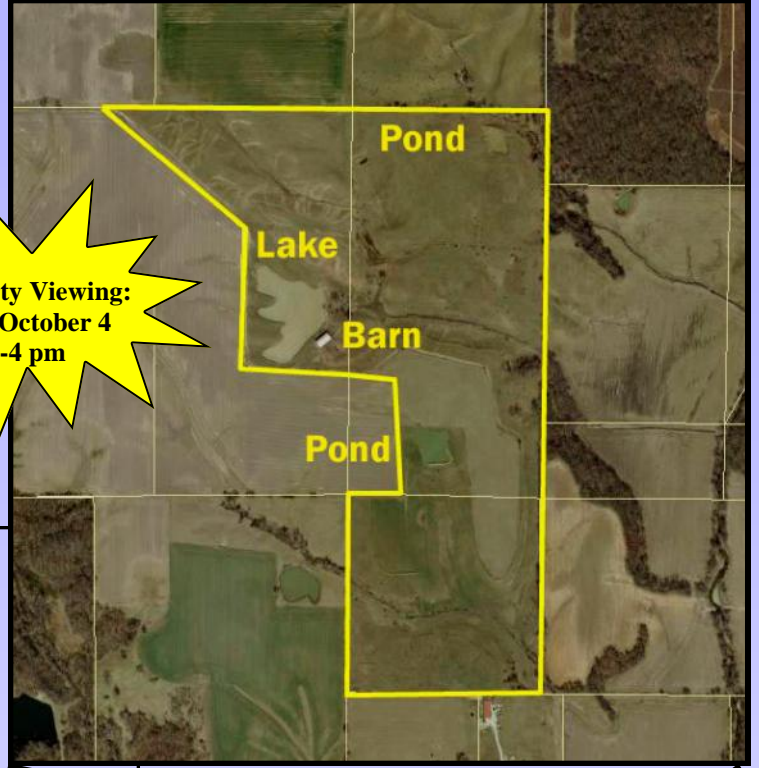
Land Auction 151.58 Acres +/-

**PRAIRIETOWN ROAD
MORO, IL 62067**

**Thurs., October 15, 2015
@ 6:00 pm CT**

**Auction Held at:
Regency Conference Center
400 Regency Park Dr., O'Fallon, IL**

**Property Viewing:
Sun. October 4
2-4 pm**

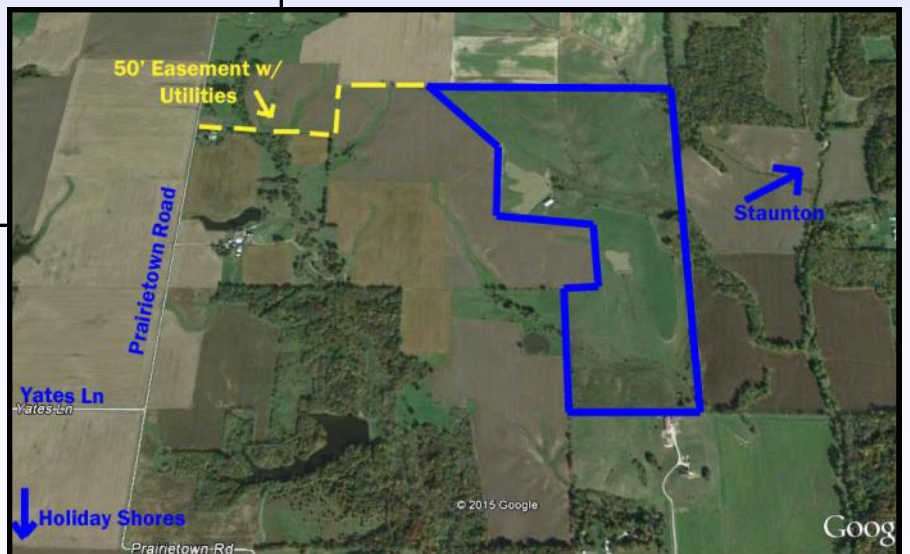


**Register at www.adamsauctions.com
for Live Online Bidding!**

County: Madison
Township: Omphgent
Parcel Nos: 12-1-04-29-00-000-001 (40 Ac)
 12-1-04-19-00-000-010.001 (37.68)
 12-1-04-20-00-000-006.001 (73.90)
R/E Taxes: \$505.64 (2014)
Zoning: Agricultural
School District: Edwardsville CU #7
Structures: Barn (approx. 75' x 160'), Wooden with Corrugated Steel Roof and Siding, Dirt floor, No Electric, Sliding door on north side, 14 x 14 office (insulated, propane heat, finished floor, ceiling & walls). Catch pen w/ Head Gate on NE side of barn.
Access: 50' access easement w/ utilities on gravel road leading from Prairietown Road to front gate of property. Gravel road leads back to barn.
Flood Plain: None
Farming Rights: Property currently being used as a cattle farm by owner, so no farming taking place.
Lake / Ponds / Waterholes / Creeks: 2 Spring Fed Ponds (app. 3 acres +/- each); 1 Spring Fed Lake (approx. 8 acres +/-); Several spring fed waterholes strategically placed throughout the property to allow continual water access for cattle. 2 Creeks run through property.
Fencing: Entire perimeter is fenced with 6-8 strand barb wire fencing; some cross fencing available.
Soil Types: 8D3 Hickory Clay Loam (32.4%)
 517B Marine Silt Loam (18.4%)
 515C3 Bunkum Silty Clay Loam (13.6%)
 3415A Orion Silt Loam (11.0%)



Property has been a cattle ranch for 60+ years, but most of the property is tillable and **could be used for farm ground**. Entire property has been tiled and terraced.



Adam's
Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)

Professional Real Estate Auctions by:

www.adamsauctions.com



THE ENCLOSED INFORMATION WAS OBTAINED FROM SOURCES CONSIDERED RELIABLE, HOWEVER, THE AUCTION COMPANY DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. SAID INFORMATION IS SUBJECT TO CHANGE AVAILABILITY OR UPDATE WITHOUT NOTICE. SELLER/LANDLORD AND AUCTION COMPANY MAKE NO REPRESENTATION AS TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND RECOMMENDED THAT THE PURCHASER/TENANT OBTAIN AN INDEPENDENT INVESTIGATION.

Owner: Major & Mertis Granger

TERMS:

**\$50,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN 30 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