

Madison County / Edwardsville, IL

Land Auction 139 Acres +/- Thurs., October 15, 2015 @ 6:00 pm CT



xxx Old Alton
Edwardsville Rd,
Edwardsville, IL 62025

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

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

92 Acres +/- Tillable; Remainder (47 +/-) in Woods

County: Madison
Parcel Nos: 14-1-15-05-00-000-011
& 14-1-15-04-00-000-021
R/E Taxes: \$553.44 (2014)
Zoning: Agricultural
School District: Edwardsville CU #7
Structures: None on the property

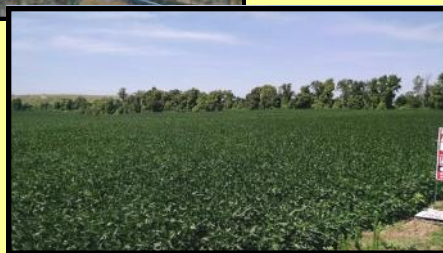
Flood Plain:
Cahokia Creek Winds through
Southeast portion of property
Property is in 100 Year Flood Plain

Farming Rights:
Have been terminated and will be
available with the calendar year 2016



Soil Types:

3333A	Wakeland Silt Lm	0-2% slp	26.7 Ac
477B	Winfield Silt Loam	2-5% slp	25.7 Ac
477C3	Winfield Silty Clay Lm	5-10% slp	25.1 Ac
79B	Menfro Silt Lm	2-5 % slp	20.8 Ac
79F	Menfro Silt Lm	18-35% slp	13.4 Ac
477D3	Winfield Silty Clay Lm	10-18% slp	11.7 Ac



Owner: Fort Russell Management LLC

Professional Real Estate Auctions by:

www.adamsauctions.com



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TERMS:

\$25,000 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.
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Adam's
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