

FREEBURG, IL

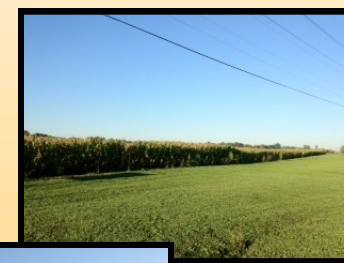
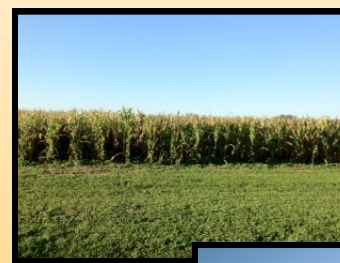
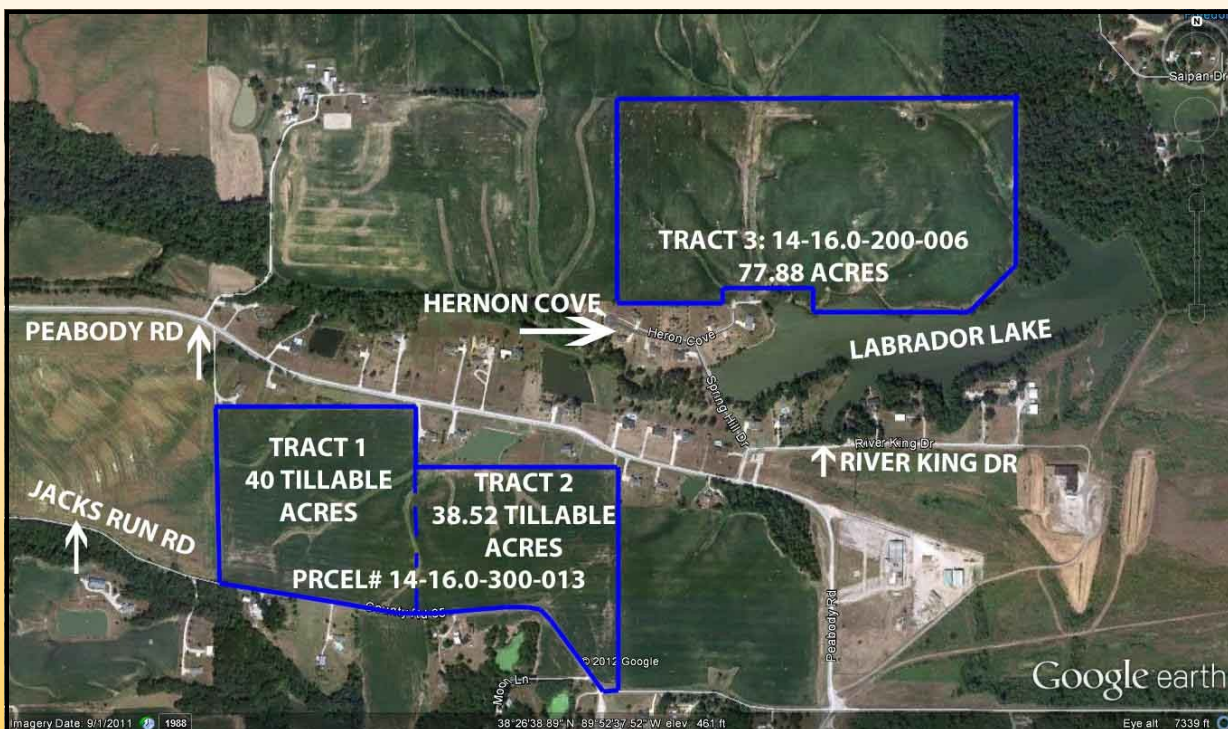
**WITTENAUER ABSOLUTE LAND AUCTION**

**THURSDAY, NOVEMBER 15, 2012 AT 6:00 PM**



**HELD AT: REGENCY CONFERENCE CENTER  
400 REGENCY PARK, O'FALLON, IL 62269**

**3 TRACTS TOTALING 156 ACRES ALL TILLABLE**



**PROPERTY VIEWING : SAT, NOV. 10TH, 12 - 2PM**

**Tract 1: 14-16.0-300-013 ~ 40.0 Acres**

**Tract 2: 38.52 Acres**

**2011 TAXES: \$220.80**

**St. Clair County ~ Freeburg School District**

**Located Between Jacks Run Rd. and Peabody Rd.**

**Tract 3: 14-16.0-200-006 ~ 77.88 Acres**

**2011 TAXES: \$140.88**

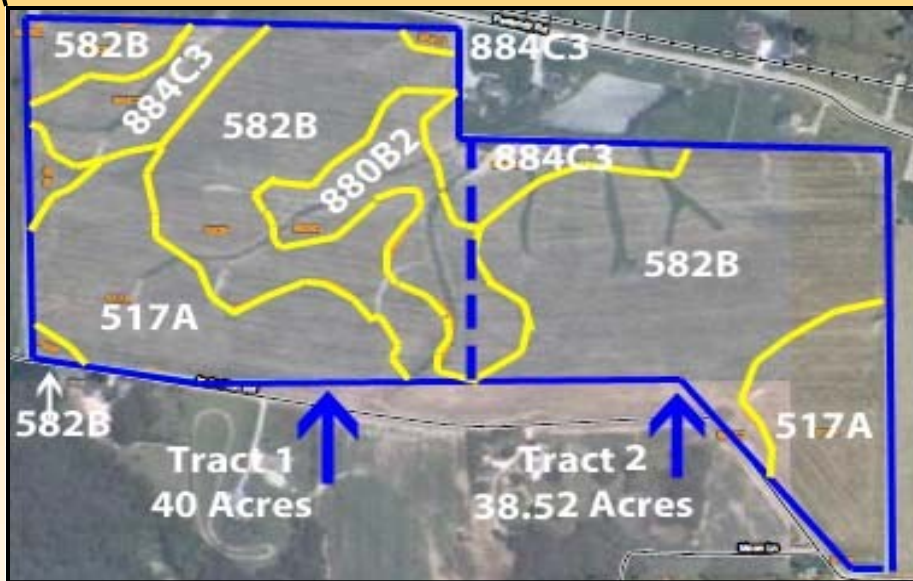
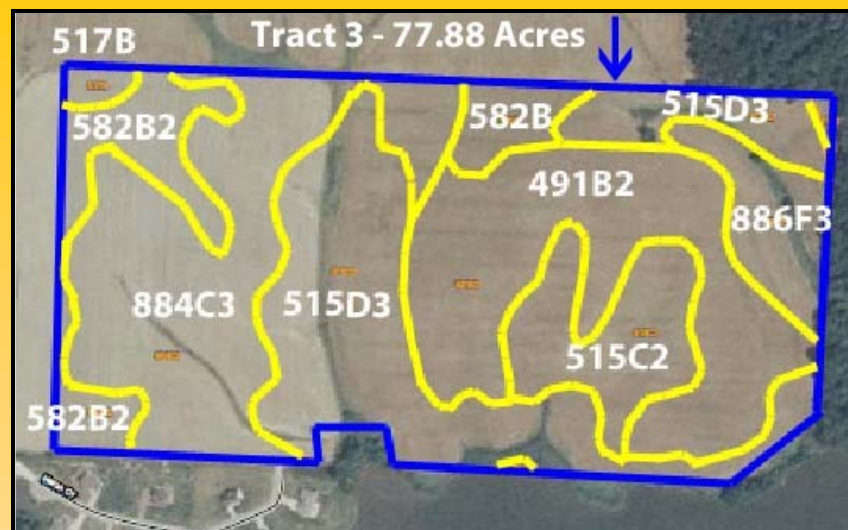
**Properties Zoned Unimproved Farmland**

**Approx. 1,145 Feet of Frontage on Labrador Lake**

**Great Buildable Lot Away From Traffic**

**Close to Highways, Shopping, Dining**

Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres	Percent
517A	Marine silt loam	16.4	25.8%
517B	Marine silt loam	0.0	0.0%
582B	Homen silt loam	34.3	54.0%
880B2	Coulterville-Darmstadt silt loams	5.9	9.3%
884C3	Bunkum-Coulterville silty clay loams	6.9	10.9%
<b>Totals for Area of Interest</b>		<b>63.5</b>	<b>100.0%</b>



Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres	Percent
491B2	Ruma silty clay loam	17.9	23.9%
515C2	Bunkum silt loam,	6.6	8.8%
515D3	Bunkum silty clay loam	19.8	26.4%
517B	Marine silt loam	0.6	0.9%
582B	Homen silt loam	2.1	2.8%
582B2	Homen silt loam	5.6	7.5%
884C3	Bunkum-Coulterville silty clay loams	8.1	24.1%
886F3	Ruma-Ursa silty clay loams	4.1	5.5%
<b>Totals for Area of Interest</b>		<b>75.0</b>	<b>100.0%</b>

Owner: Clara Wittenauer

**Professional Real Estate Auctions by:**

[www.adamsauctions.com](http://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.



Toll Free: 1-877-566-8751

**Adam Jokisch**

618-530-8751 (mobile #)

**TERMS:**

**\$25,000 EACH PARCEL DOWN  
DAY OF SALE  
ON REAL ESTATE  
BALANCE DUE IN 30 DAYS  
6% BUYERS PREMIUM**

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