

Sale Name: Online Land Auction - 45.3 +/- Acres - St Clair County, IL

LOT 1 - 45.3 ± Acres on Mueller Rd, New Athens, IL



Description

Address: 45.3 ± Acres on Mueller Rd, New Athens, IL (Near the Kaiser/Mueller Rd Intersection)

45.3 ± acres with 41.83 ± FSA tillable acres, approximately an acre pond and 5.55 ac in CRP which pays \$1,023.00 annually until September of 2028. Nice property with possibility to build or farm. Less than 50 minutes to St Louis. New Athens School District. 2025 Farming Rights Available!

Directions: 156 to Kaiser Rd to Mueller Rd. Property is after the home on the south side of the road.

Legal Description: Property lays in parts of Section 35 & 36 Township 2 South - Range 8 West of St Clair County

Parcel(s): 17-35.0-400-013

Taxes: 2023 - \$788.86

Quantity: 1



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