

Sale Name: Land Auction: 132± Acres in St. Clair Co, IL

LOT - Tract 2: 59.28 ± Acres



Description

Tract 2: (2) Parcels Totaling 59.28 Acres 47.37 tillable acres with a PI of 110.2. This property has an excellent building site with a pond overlooking the bottom land. West Fork Richland Creek does cross this property and there is a low water crossing that large equipment crosses. Wooded creek line and excellent views.

- PI - 110.2
- 20.97 acres of parcel number 17-06.0-300-003

Legal Description: Part of Sec 6, T2S – R8W

Taxes: \$217.48 in 2021

- 38.31 acres of parcel number 17-07.0-100-001

Legal Description: Part of Sec 7, T2S – R8W

Taxes: \$492.84 in 2021

Both Tracts Are:

- Elementary School - Smithton District #130
- High School - Freeburg High School #77
- Drive Times
 - o St Louis - approximately 35 minutes
 - o Scott Air Force Base - Approximately 34 minutes

Quantity: 1



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