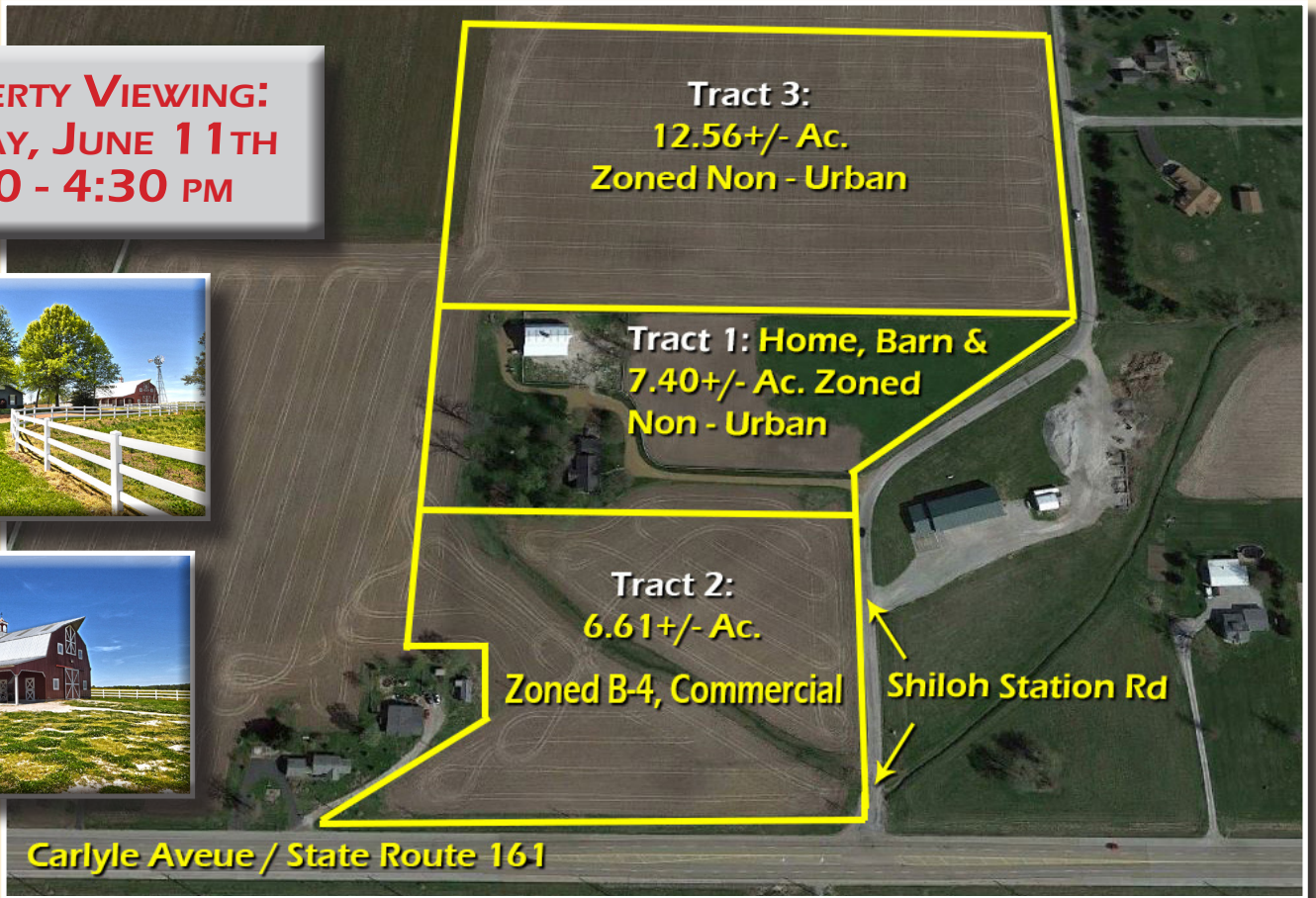


REAL ESTATE AUCTION

★ SATURDAY, JUNE 17, 2017 @ 10 AM ★

1331 SHILOH STATION RD, SHILOH, IL 62221

**PROPERTY VIEWING:
SUNDAY, JUNE 11TH
1:00 - 4:30 PM**



26.6+/- Acres • 3 Tracts • Tillable Acreage
Beautiful 4BR / 3.5 Bath ~ 3,994+/- SF Home & 36' x 72' Barn



County: St. Clair
 Schools: Mascoutah District #19 & Mascoutah High School
 Parcel No.: 09-20.0-100-021 ~ 7.40+/- Ac. ~ 2015 Taxes: \$6,266; 09-20.0-100-007 ~ 6.61+/- Ac. ~ 2015 Taxes: \$121; 09-20.0-100-020 ~ 12.56+/- Ac. ~ 2015 Taxes: \$261;
****Parcel Numbers & Taxes Will Be Re Assessed Based on New Lot Lines**
 Zoning: Agricultural / Non Urban / B-4, Commercial; All Tracts Have Been Annexed into the Village of Shiloh
 Water: Well
 Sewer: Septic
 Gas: Buried Propane Tank
 Electric: Available Through Ameren; Back Up Whole House, Electric Generator

AUCTION HELD ON-SITE

Professional Real Estate Auctions By:



Toll Free: 1-877-566-8751
 ADAM JOKISCH
 MOBILE # (618) 530-8751

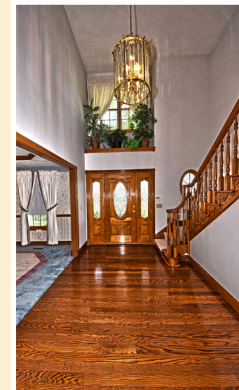
For Live Online Bidding Visit:
www.adamsauctions.com



Terms:
\$25,000 Down Each Tract Day of Sale On Real Estate
Balance Due in 30 Days
5% Buyers Premium Each Tract
 Any Announcement Made Day of Sale Takes Precedence Over Printed Material List subject to change Without notice.
 LIC # 044000169

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.

TRACT 1 FEATURES: 4BR/3.5 BATH ~ 3,994+/- SF HOME w/ 1,798+/- SF, UNFINISHED BASEMENT SITUATED ON 7.40+/- AC. | 36' x 72' BARN & 14' x 72' LEAN-TO PORCH & 5+/- AC. FENCED PASTURE | WHITE MAINTENANCE FREE ELECTRIC FENCING | WORKING WINDMILL | 899+/- SF - 3 CAR ATTACHED GARAGE w/ CUSTOM CABINETRY | HARDWOOD FOYER ENTRY | GREAT ROOM w/ WET BAR, & FLOOR TO CEILING BRICK FIREPLACE | VAULTED CEILING & SKY LIGHTS IN GREAT ROOM | EAT-IN KITCHEN w/ BREAKFAST NOOK, CENTER ISLAND & PLANING DESK | QUARTZ COUNTER TOPS & PECAN CABINETS w/ CROWN MOLDING & UNDER-CABINET LIGHTING | FORMAL DINING ROOM | MAIN FLOOR MASTER SUITE w/ JETTED TUB & WALK-IN CLOSET | MAIN FLOOR LAUNDRY ROOM | 2ND MASTER SUITE ON UPPER LEVEL | CEILING FANS IN ALL BEDROOMS | ENERGY EFFICIENT ANDERSON WINDOWS | PASS SECURITY SYSTEM w/ CAMERAS | HEAT: GAS - (2) FORCED AIR HIGH EFFICIENCY (MAIN FLOOR FURNACE NEW IN '15) | FUEL: BURIED PROPANE | ELECTRIC: CIRCUIT BREAKERS | WATER & SEWER: WELL / SEPTIC | WATER HEATER: GAS | ROOF: SHINGLE (NEW '10) | YEAR BUILT: 1990



Tract 2: 6.61+/- Tillable Acres

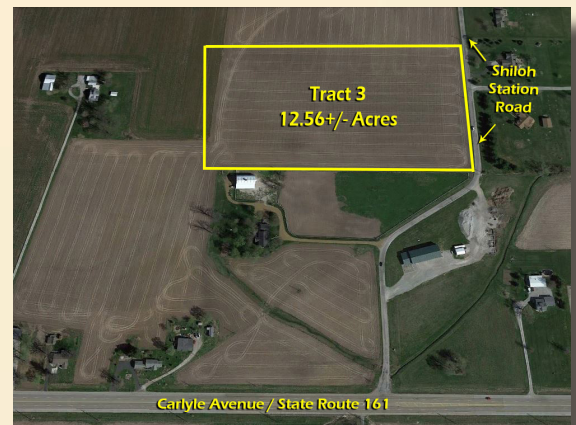
- ◇ Zoned B-4, Commercial
- ◇ Vacant Ground
- ◇ Mostly Level Land
- ◇ Public Water Available Near Property



- ◇ Highly Traveled Area
- ◇ Situated Between Southwestern Illinois College & Scott AFB

Tract 3: 12.56+/- Tillable Acres

- ◇ Zoned Non-Urban
- ◇ Bring Your Own Builder
- ◇ 12+/- Acres Tillable Ground
- ◇ Public Water Available Near Property



- ◇ Mostly Level Ground
- ◇ Situated Between Southwestern Illinois College & Scott AFB