

# LAND AUCTION

Tillable Cropland

# 638± acres

Offered in 15 Tracts

Wednesday, October 20 • 10am CST  
Held at St Gregory Armenian Community Center, Granite City, IL

October	Su	M	Tu	W	Th	F	Sa
	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30



**Managing Broker/Auctioneer:**  
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- Industrial Zoning
- Easy Access to Major Interstate Hwy I-255 & I-270
- Fast Growing Area for Distribution & Warehousing
- Close to Gateway Commerce Center
- Utilities Available
- Potential Rail Road Access
- Nearly All Tillable Cropland
- Level Topography
- Lake & Wooded Sites



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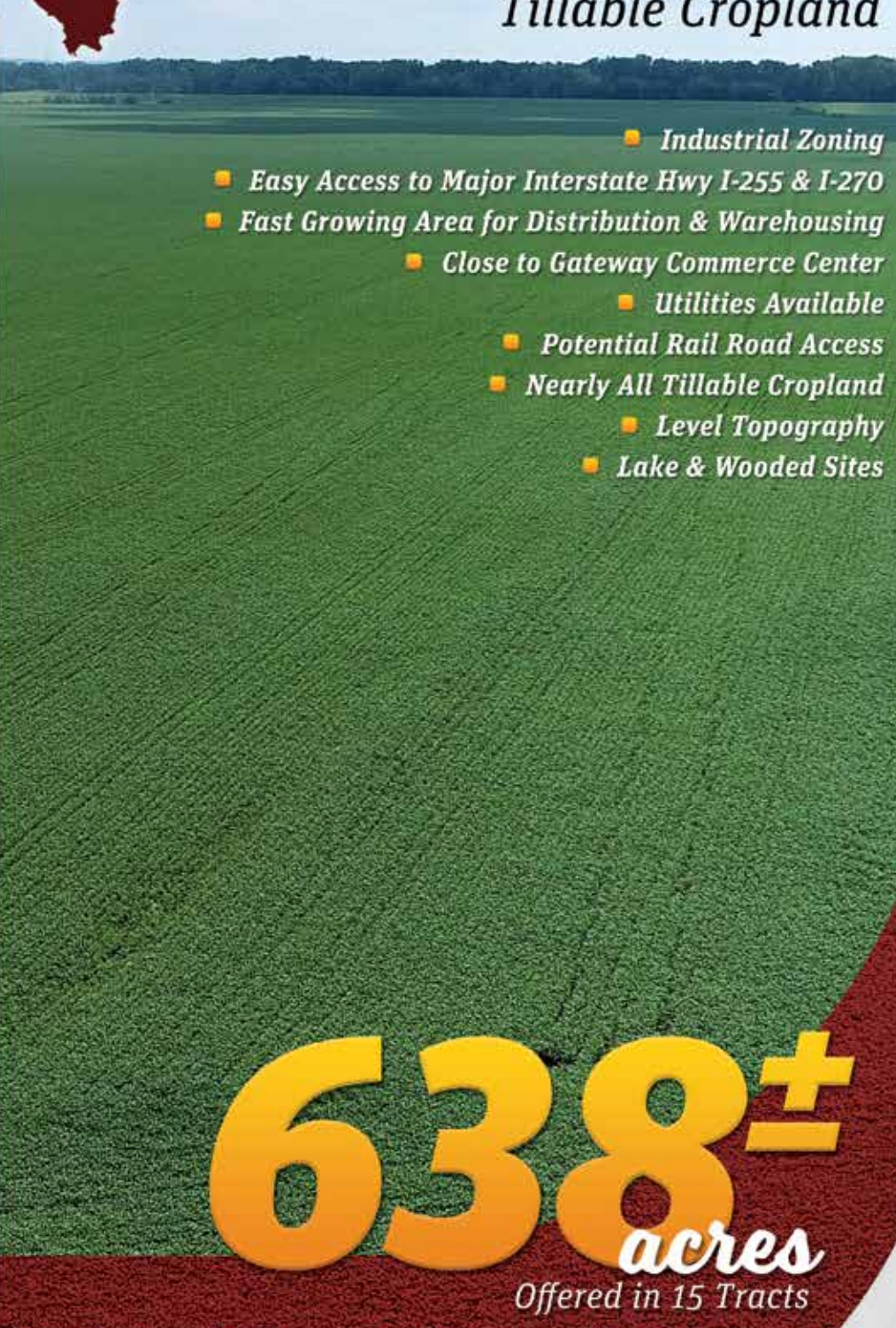
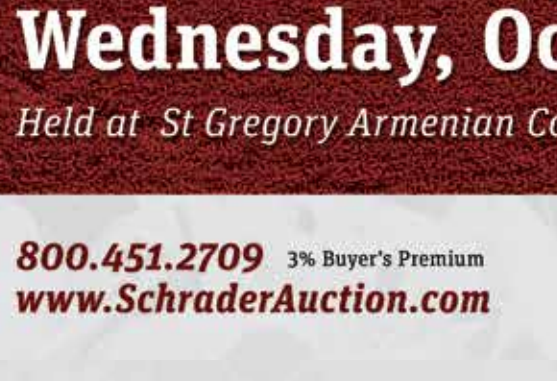
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ONLINE BIDDING AVAILABLE



**AGREEMENT:** All tract creases, dimensions & proposed boundaries are approximate & are based on current high resolution aerial and ground photos.  
**DISCLAIMER:** The Sellers shall provide a new survey for each tract in the auction. Sellers & successful bidder(s) shall each pay the cost of the survey. The type of survey performed shall be at the Seller's option & subject to the terms & conditions of the survey agreement.  
**PROPERTY INSPECTION:** Each potential bidder is responsible for conducting their own inspection of the property. No party shall be deemed an agent of the property by virtue of the offering of the property. No party shall be deemed an agent of the property by virtue of the offering of the property. No party shall be deemed an agent of the property by virtue of the offering of the property. No party shall be deemed an agent of the property by virtue of the offering of the property.  
**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.  
**DOWN PAYMENT:** 10% Buyer's Premium will be added to the bid price & included in the contract purchase price.  
**POSSESSION:** Possession is being subject to farm tenancy rights to harvest the 2021 crop.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the buyer(s) beginning w/ 2022 taxes due in 2023.  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**PROCEEDS:** The property will be offered in 15 individual tracts & any combination of tracts within tracts 1-2, 8-12, 13-15. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.  
**BUYER'S PREMIUM:** 3% Buyer's Premium will be added to the bid price & included in the contract purchase price.  
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638± acres

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Madison County - Hartford, IL

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**AUCTION LOCATION:** St Gregory Armenian Community Center • 3501 Century Dr Granite City, IL 62040

**PROPERTY LOCATION & DIRECTIONS**  
14 miles Northeast of downtown St. Louis & 6 miles West of Edwardsville, IL. From the junction of I-270 & IL Rt 111, take IL Rt 111, east 1.5 miles to Wanda Rd, turn North 1.7 miles to Tracts 14 & 15. Tracts 14 & 15: From the St. Louis Metro Area, at the junction of I-270 & IL Rt 111, take IL Rt 111 3.8 miles to Wagon Wheel Rd, east 1.5 miles to Wanda Rd, turn North 1.7 miles to Tracts 14 & 15. Tracts 1-13: From downtown Edwardsville, take St. Louis St (becomes New Poag Rd) west 6.7 miles to IL Rt 111, turn North 1 mile to Tracts 1-13. Tracts 14 & 15: From downtown Edwardsville, take St. Louis St (becomes New Poag Rd) west 5.2 miles to Wanda Rd. Turn North 2.5 miles to Tracts 14 & 15.

**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered one week in advance of the auction to bid online.  
For online bidding information, call Schrader Auction Co. - 800-451-2709.



Contact the Auction Company for a detailed information booklet with additional due diligence materials, including: soil maps, tax & PSA details, etc.



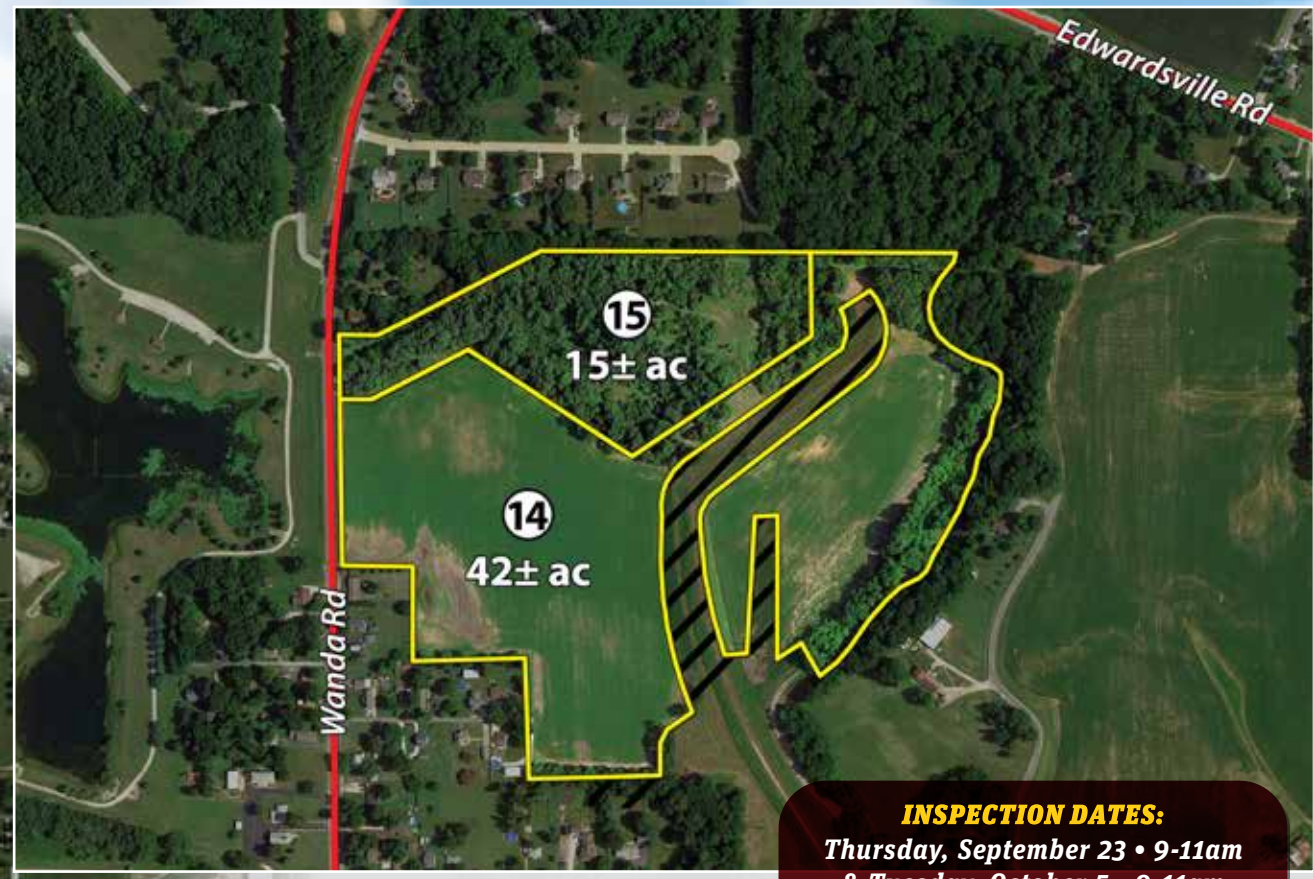
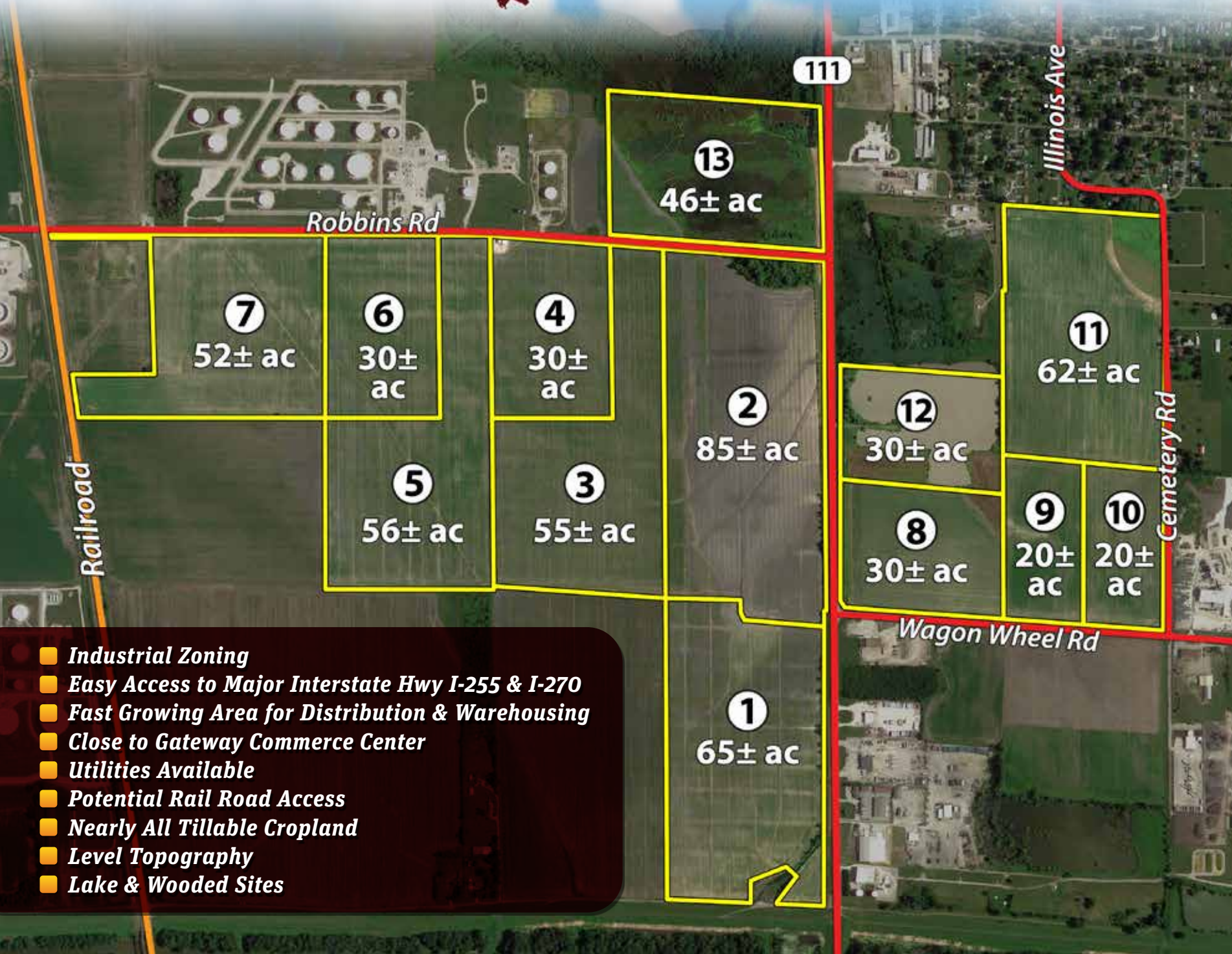
Tract 3 (near the grain bins). Meet a Schrader Representative at Thursday, September 23 • 9-11am & Tuesday, October 5 • 9-11am

**INSPECTION DATES:**



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**TRACT 1: 65± ACRES** consisting of nearly 100% cropland having a level topography with access along IL St Rt 111 and frontage along Canal Rd.

**TRACT 2: 85± ACRES** consisting of nearly 100% cropland, having a level topography with frontage Robbins Rd, public water available.

**TRACT 3: 55± ACRES** consisting of nearly 100% cropland, having a level topography with frontage along Robbins Rd, public water available.

**TRACT 4: 30± ACRES** consisting of nearly 100% cropland, having a level topography with frontage along Robbins Rd. Improvements including two 12,000± bushel steel grain bins with aeration and unloading augers, public water available.

**TRACT 5: 56± ACRES** consisting of nearly 100% cropland, having a level topography with frontage along Robbins Rd. Public water available.

**TRACT 6: 30± ACRES** consisting of nearly 100% tillable cropland having a level topography with frontage along Robbins Rd. Public water available.

**TRACT 7: 52± ACRES** consisting of nearly 100% cropland, having a level topography with frontage along Robbins Rd and potential Railroad access.

**TRACT 8: 30± ACRES** consisting of nearly 100% cropland, having a level topography with frontage along IL Rt 111 and Wagon Wheel Rd.

**TRACT 9: 20± ACRES** consisting of nearly 100% cropland, having a level topography with frontage along Wagon Wheel Rd. Public sewer available.

**TRACT 10: 20± ACRES** consisting of Nearly 100% cropland having a level topography with frontage along Wagon Wheel and Cemetery Rd. Public water and sewer available.

**TRACT 11: 62± ACRES** consisting of nearly 100% cropland having a level to slightly sloping topography with frontage along Cemetery Rd. Public water and sewer available.

**TRACT 12: 30± ACRES** consisting of a recreational hunting and fish lake with access from IL Rt 111.

**TRACT 13: 46± ACRES** consisting of a combination of cropland and potential recreational usage. Frontage along Robbins Rd.

**TRACT 14: 42± ACRES** consisting of mostly cropland. Frontage on Wanda Rd.

**TRACT 15: 15± ACRES** mostly wooded tract with a rolling topography. Potential building or recreational usage. Frontage along Wanda Rd.



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**SELLERS:** 111 West South, LLC; 111 West North, LLC; 111 East, LLC; Wanda Road, LLC

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