



LAND AUCTION



77.9 AC± | 3 TRACTS | ST CLAIR CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/23/25 | **AUCTION TIME:** 6 PM CT

AUCTION HELD AT: THE QUAIL CLUB

8303 CONCORDIA CHURCH ROAD, BELLEVILLE, IL 62223

This exceptional 77.9 acre property gives you a sense of true Southwest Illinois natural beauty. Providing endless possibilities for farming, recreation and potential development. Located just a short drive from St. Louis, MO with all the amenities you need, including dining, shopping and hospitals. This land offers the peace and tranquility of country living without sacrificing convenience.

With Floraville Road bordering the east side of the entire property, you have good access options for building and farming. There is also a private road, Levy Lane, that comes off of Floraville Road into the north end of the property.

The timber portion of the property offers many recreational opportunities including hunting, hiking, ATV riding, or simply enjoying the privacy and serenity that it exhibits. The approximate 17 acres of timber lay adjacent to much larger tracts of timber making for a wildlife haven of excellent deer and turkey opportunities.

With the majority of the ground being agricultural farmland, this is an excellent investment opportunity whether you are looking to add to your current farming operation or lease the tillable out to a tenant farmer. The property sells with open tenancy for 2025! The previous tenant has expressed interest to continue the lease if the new buyer desires.

Whether you're looking to create your own private retreat, invest in agriculture or enjoy the perfect spot for outdoor activities, this property is it! Don't miss out on this rare opportunity to own a piece of prime land in an exceptional location. This Property is Co-Listed with Clyde Hutchinson, Agent for Holden Realty, Inc. d/b/a RE/MAX Preferred.

TRACT 1 DESCRIPTION: 59± ACRES

This approximate 59 acre tract is mostly tillable but does have approximately 6 acres of timber. Offering great natural beauty, there are endless possibilities for farming, recreation, and development. Located just a short drive from St. Louis, MO with all the amenities you need, including dining, shopping, and hospitals. This land offers the peace and tranquility of country living without sacrificing convenience.

With Floraville Road bordering the east side of the entire property, you have good access options for both building and farming. There is also a private road, Levy Lane, that comes off of Floraville Road into the north end of the property.

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Whether you're looking to create your own private retreat, invest in agriculture or enjoy the perfect spot for outdoor activities, this property is it! Don't miss out on this rare opportunity to own a piece of prime land in an exceptional location.

TRACT 2 DESCRIPTION: 18.53 ± ACRES

This approximate 18.53 acre tract offers a perfect blend of tillable farmland and timber, providing the ideal mix for both agriculture and recreation. With a prime potential building location, this property is an excellent spot to create your dream home or getaway with a great view of the valley below your home site. The tillable acreage sells with open tenancy for 2025 but the past tenant farmer would continue to farm it if the new buyer desires. The mature timber provides an abundant habitat for wildlife, making it a perfect destination for hunting or simply enjoying the great outdoors.

Whether you're looking for a peaceful retreat, an investment opportunity, or a place to enjoy outdoor activities, this property has it all.

This tract is currently zoned as Agricultural and the buyer will be responsible for amending the zoning with the Zoning Board of Appeals.

TRACT 3 DESCRIPTION: 6.5± ACRES

This approximate 6.5 acre tract offers the perfect blend of natural beauty and potential for your dream lifestyle. Located in a serene, quiet country setting, this parcel is a rare find! Just a short drive from St. Louis, MO and all the amenities the city has to offer.

This land features a mix of timber, tillable income-producing land, and a prime location for building your potential dream home. On the front or west side of the property is an ideal location to easily put a lake or pond. Whether you're seeking a peaceful retreat or a property with room to grow, this property has it all. Enjoy the peacefulness of country living while still having easy access to shopping, dining, hospitals and so much more.

With great paved road access, you'll have no trouble getting to and from your new sanctuary. Whether you're looking to create a family estate, a hobby farm, or simply enjoy nature's beauty in a tranquil setting, this property is the perfect place to start your next chapter.

This tract is currently zoned as Agricultural and the buyer will be responsible for amending the zoning with the Zoning Board of Appeals if they choose to build. Seller will provide a survey if tract 1 and 3 are bought separately.



T1



T2

Tract #:	All tracts
Deeded acres:	77.9± acres
FSA Farmland Acres:	56.54± acres
Soil Types:	Homen silt loam, Wakeland silt loam, Bunkum Atlas silty clay loams
Soil PI/NCCPI/CSR2:	PI 95.6
CRP Acres/payment:	No CRP
Taxes:	\$1413.08
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	77.9 ± acres located in Pt SW ¼ S26 T1S R9W St Clair Co, IL
PIDs:	12-26.0-300-002, 12-26.0-300-008, 12-26.0-300-005
Lat/Lon:	38.41547, -90.06814
Zip Code:	62260

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Cody Crum, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.248.7282 | Cody Lowderman, IL Auctioneer, 441.001255



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