

St. Clair County Ag Auction
000 Etling Road
Millstadt, IL 62260

\$1
207± Acres
St. Clair County



St. Clair County Ag Auction
Millstadt, IL / St. Clair County

SUMMARY

Address

000 Etling Road

City, State Zip

Millstadt, IL 62260

County

St. Clair County

Type

Farms, Recreational Land

Latitude / Longitude

38.3998 / -90.0555

Taxes (Annually)

5000

Acreage

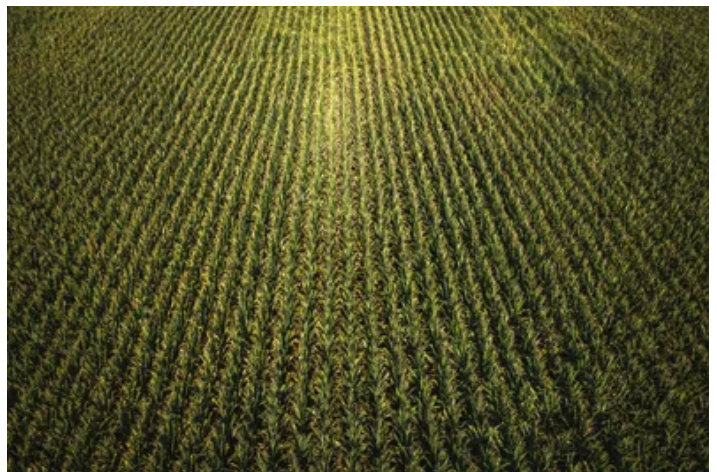
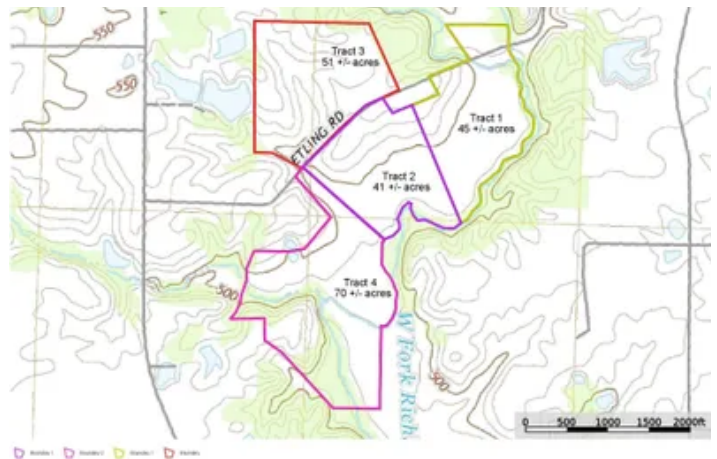
207

Price

\$1

Property Website

<https://livingthedreamland.com/property/st-clair-county-ag-auction-st-clair-illinois/90554/>



PROPERTY DESCRIPTION

207 +/- Acres selling in 4 tracts. Bidding is on a price per acre basis, bidding closes November 25, 2025. Property is subject to sale prior to the Auction.

<https://bid.ltdauction.com/ui/auctions/149342>

This 207 +/- acre property will be offered in four tracts, providing excellent opportunities for farmland, recreation, or investment.

- Tracts 1, 2, and 3 – Each is 99% tillable, highly productive farmland.
- Tract 4 – 50 acres of tillable ground with an additional 20 acres of timber. The West Fork of Richland Creek runs through the timber, adding recreational value.

All tillable acres across the property carry an average Productivity Index (PI) of 107, making this an excellent opportunity to acquire strong producing soils.

Property is being sold on a PRICE PER ACRE basis, selling as is where is. Inspections must be conducted prior to the sale day.

Financing must be in place prior to day of sale. 10% down upon close of the auction.

Survey will be done after completion of the auction.

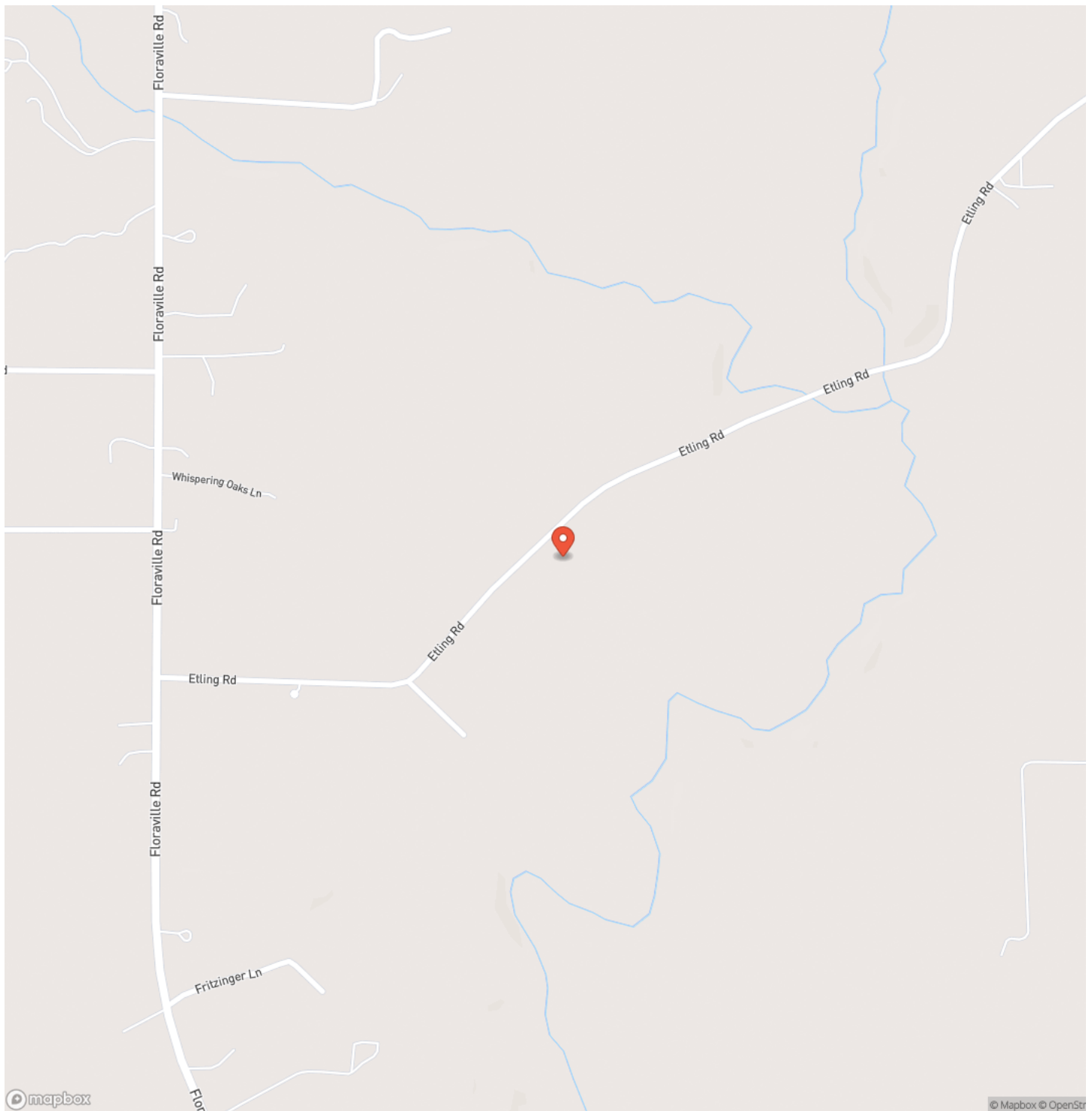
Final sale by 12/31/2025



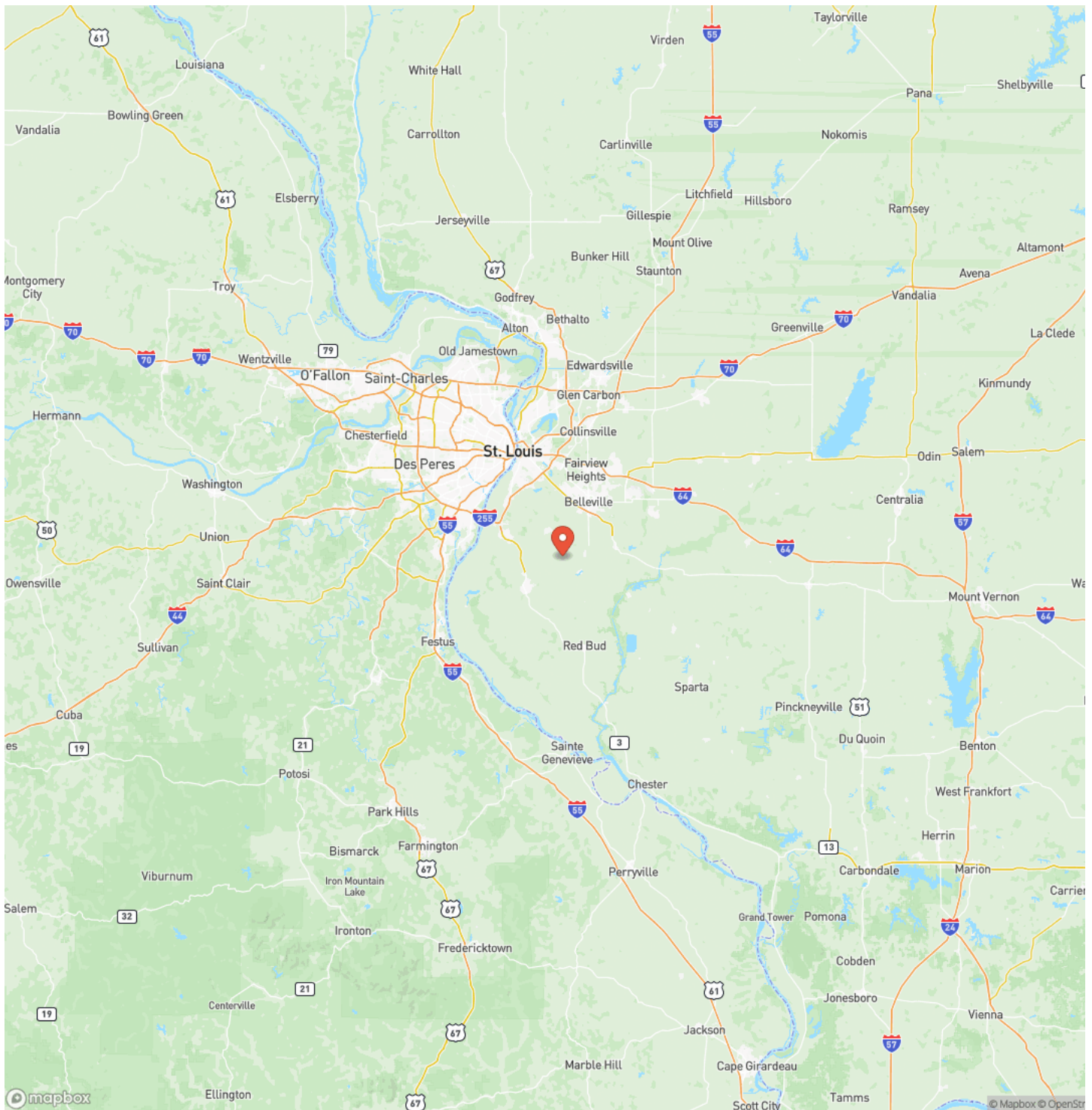
St. Clair County Ag Auction
Millstadt, IL / St. Clair County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Bruehl

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6485 N Service Road

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://livingthedreamland.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

