

# LAND AUCTION

**20+- Acres St. Clair County IL NO BUYER'S PREMIUM**

**SALE DATE: SATURDAY, MARCH 4, 2017**

**1 p.m. at the Civic Center in New Baden IL**

*(Address: 100 East Birch Street)*

## **BUILDING LOTS - OPEN FOR 2017 FARMING**

***St. Clair County 20 Acres — (2) 10-Acre Tracts***

Property located at 11600 Pfeiffer Road, New Baden IL

- ⇒ 2 grandfathered buildable lots with electric at the boundary
  - ⇒ Mascoutah School District
  - ⇒ Not far from Highway 64
- ⇒ Only 35 minutes to downtown St. Louis and 20 minutes to Scott Air Force Base

***Great place to build or a long term investment!***

REAL ESTATE LAND AUCTION TERMS: 10% down, balance at closing. No Buyer's Premium. Auctioneer Brad Chandler, IL Lic #441.002105. Complete terms, conditions, maps, photos, etc. on [buyafarm.com](http://buyafarm.com). All statements made day of the sale take precedence over all printed advertisements.



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