Online Land Auction

Wanda Lippert Twenhafel Estate

EXECUTOR: MARSHA DYE

Special Viewing: Sunday, November 15th

Bid Online: December 3-17 | www.anthonysauctions.com

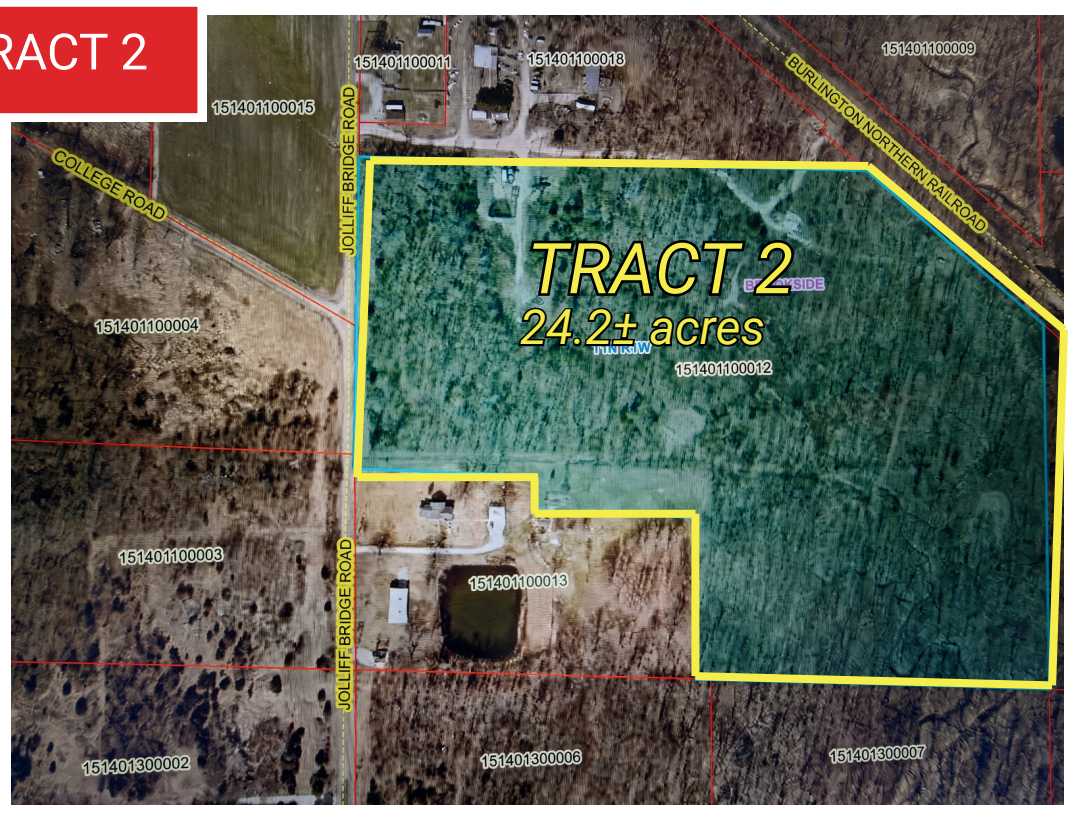
TRACT 1



36.27± acres with 20± acres tillable and 16± acres timber. Excellent road frontage on College Road, directly across from Kaskaskia College.

CLINTON COUNTY
PARCEL # 10-09-34-400-007

TRACT 2



24.2± acres of timber ground near the corner of College and Jolliff Bridge Rd. Ideal recreational or timber investment. Property is located 2.2 mi east of Kaskaskia college at the corner of College and Jolliff Bridge road.

CLINTON COUNTY
PARCEL # 15-14-01-100-012.

Terms & Conditions: 10% non-refundable down payment is due on day of auction, balance due at closing in Approx. 30 days. Possession available for 2027 spring Planting. The real estate taxes will be prorated to the day of closing based on the last known tax figure. We are selling the property in it's AS-IS present condition with no warranties expressed or implied. Buyer is responsible for his/her own due diligence. Cash or Check w/ Proper ID. Not Responsible for Accidents. Any announcements made on Auction Day will take precedence over all previous advertising. FSA info, soil types & maps will be available at the Special Viewing. 3% buyers premium. Please call our office for additional information.

Auctioneer's Note: A great investment opportunity for farmers, hunters or investors. Don't miss a great opportunity to purchase hard to find land in Clinton county close to Kaskaskia College. ***Thanks -Anthony***

ANTHONY'S AUCTIONS

(618) 224-9800

www.anthonysauctions.com

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Anthony Emig
AUCTIONEER
LIC# 441.001319

Real Estate Managing Broker
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ILLINOIS STATE CHAMPION AUCTIONEER

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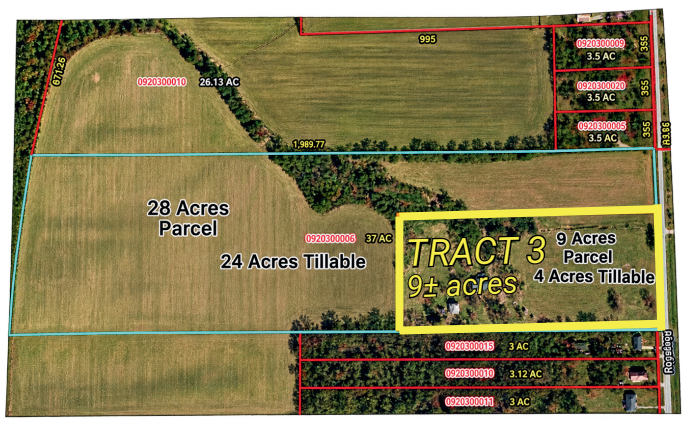
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3305 Old 51 Rd. Sandoval, IL

TRACT 3











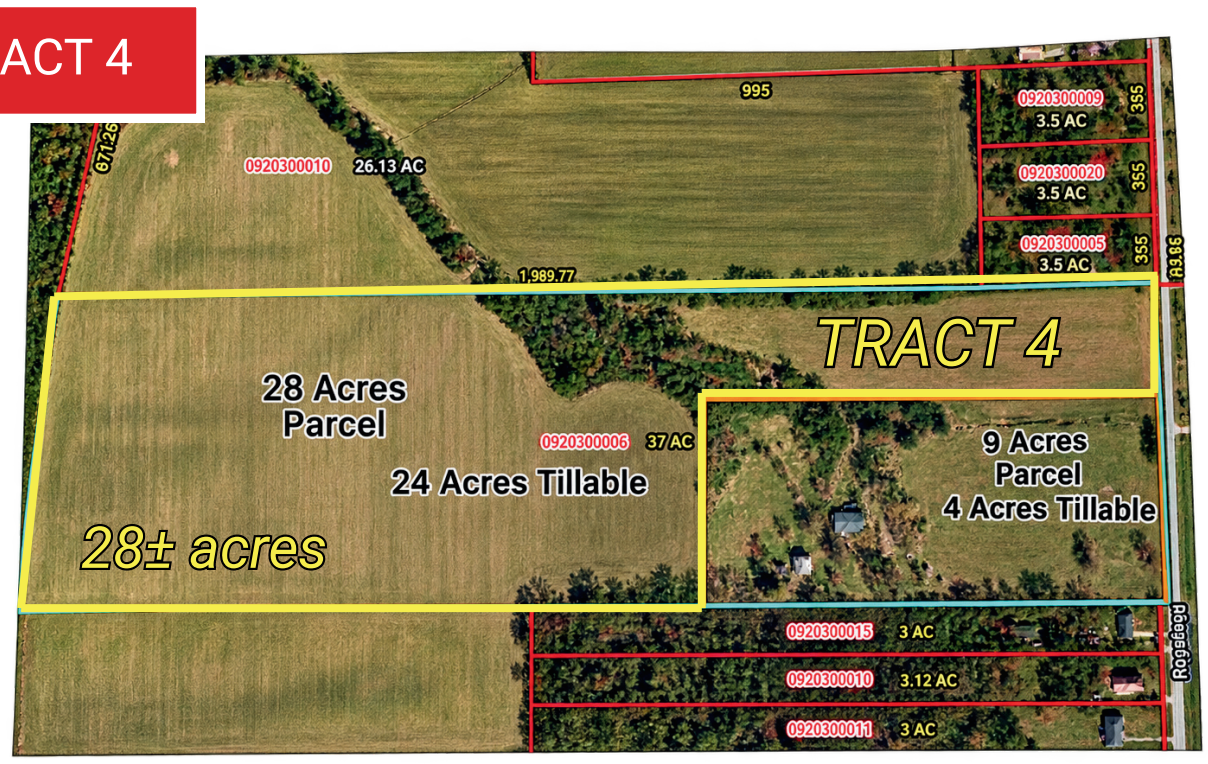






Captivating 3-bedroom, 2-bath Greek Revival Victorian home with full kitchen, breakfast nook, grand living room with fireplace, master suite with balcony, attached garage, covered brick coach gateway, and detached carriage house. Great opportunity to own a striking home on 9± acres just outside of town south of the golfcourse.

TRACT 4



28± acres of mostly tillable land with approx. 245 feet of road frontage on Old 51 Road, Sandoval, IL. Part of Marion County.
Parcel # 0920300006 and contiguous to Tract 3.

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Auctioneer's Note: A great investment opportunity for farmers or investors. Don't miss a great opportunity to purchase hard to find land and amazing acres outside of town. ***Thanks -Anthony***

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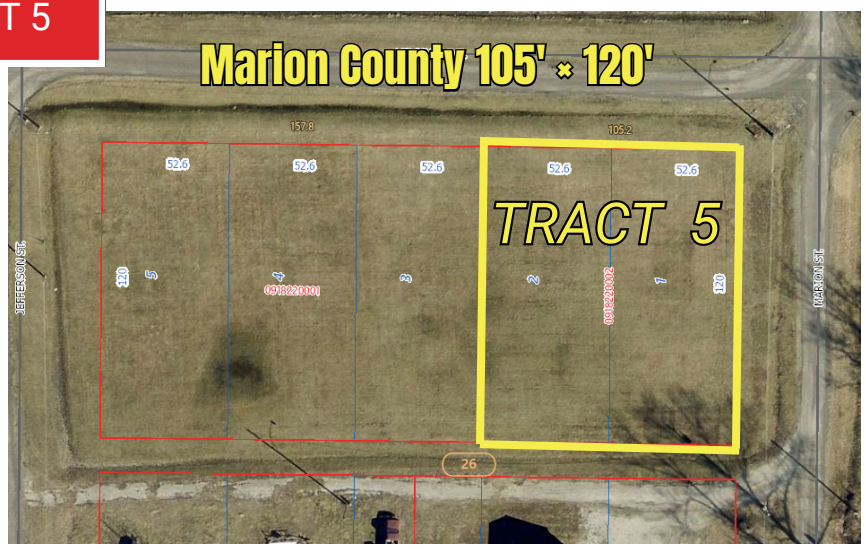
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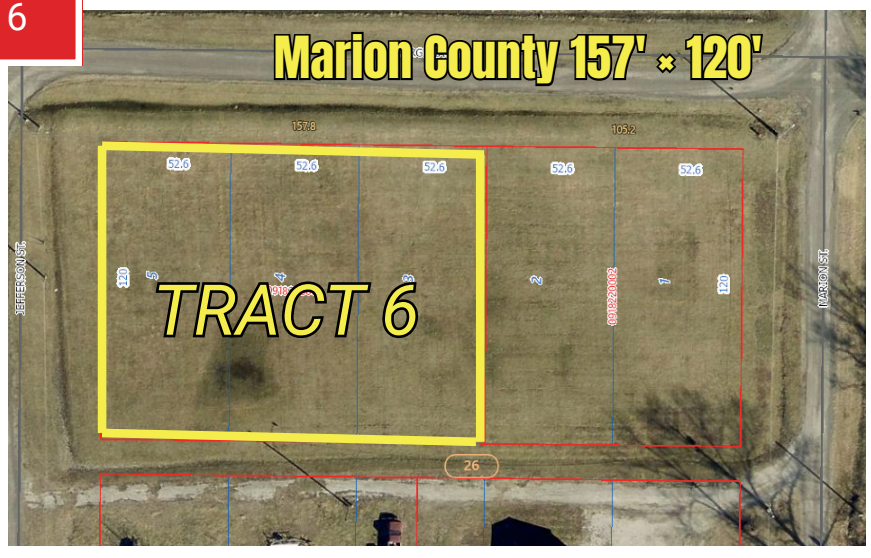
TRACT 5



Two city lots in Sandoval located at the corner of Marion Street and Virginia Ave, approximately 105' × 120'. Contiguous to Tract 6.

MARION COUNTY
PARCEL # 0918220002

TRACT 6



Three city lots in Sandoval located off Virginia Ave, approximately 157' × 120'. Contiguous to Tract 5. Prime building or investment sites.

MARION COUNTY
PARCEL # 0918220001

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Auctioneer's Note: A great investment opportunity to purchase continuos lots in the city of Sandoval. ***Thanks -Anthony***

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