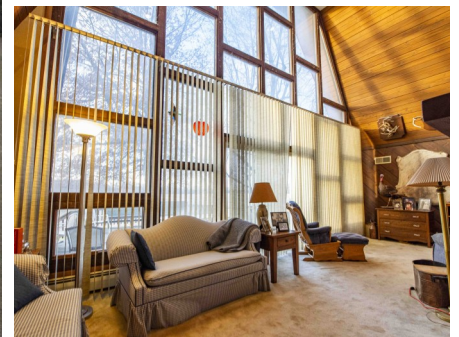
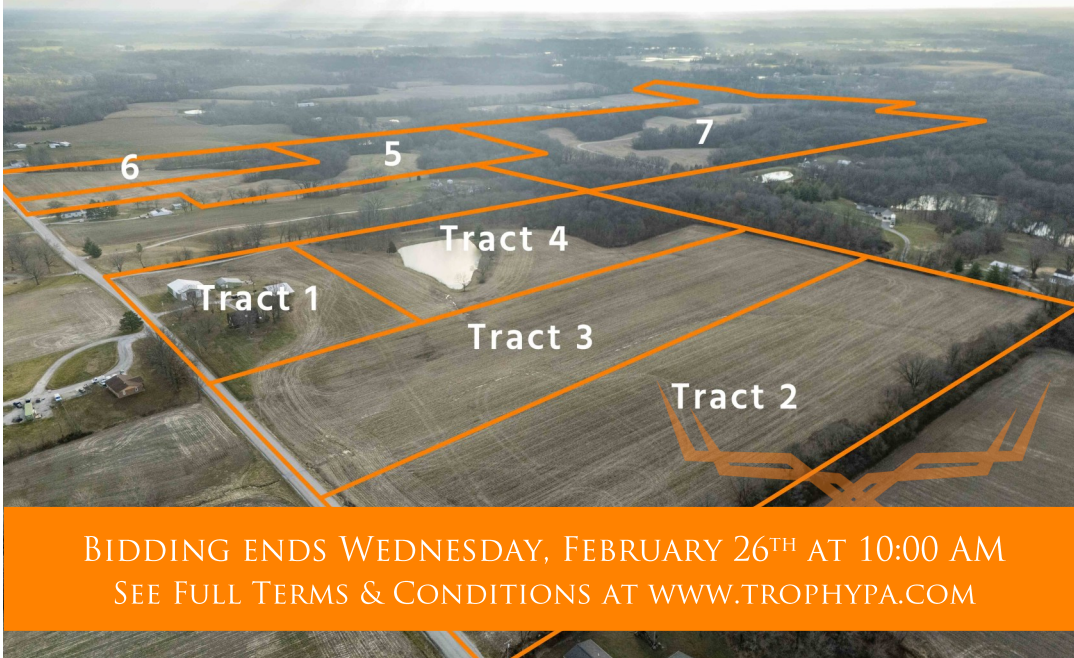




Madison County Illinois Land for Sale at Auction - Harvey Lyerla Farm

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:
3266 Seiler Road
Bethalto, IL 62010

ACRES: 182.3±
COUNTY: Madison

AUCTION DETAILS:

3% Commission to Buyer's Agent!

These 182.3± flat to gently rolling acres offered in 7 tracts are conveniently located on Seiler Road just east of Fosterburg. The Lyerla farm consists of highly productive farmland and excellent hunting and recreation. If you're looking to build a new home be sure to check this property out. Opportunities like this in this area rarely come available.

For more information call or text **Phil Brown (314) 753-7444**.

Tract 1: 5.0± acres Situated on 5± acres of picturesque countryside, this custom-built, barn-shaped A-frame home offers a rare opportunity to own a one-of-a-kind rural escape. Designed and constructed by the original owner in the early 1980s, this home blends character, space, and functionality—perfect for those seeking a peaceful retreat with room to grow.

Inside the Home

Step inside to find a spacious two-story great room, where a stunning wall of windows floods the space with natural light while offering breathtaking views of the surrounding landscape. A wood-burning fireplace with a floor-to-ceiling brick chimney creates a cozy atmosphere, ideal for chilly evenings.



PRESENTED BY:

PHIL BROWN

Broker/Partner

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P: (855) 573-5263 x700

E: philbrown@trophy.com

Trophy Properties and Auction

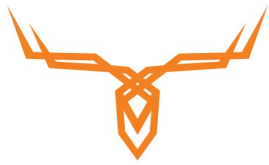
640 Cepi Drive

Suite 100

Chesterfield, MO 63005

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The main level features:

A well-sized kitchen (15' x 10')

Two bedrooms (11' x 10' and 11' x 13')

A full bathroom (11' x 7')

The upper level hosts a private master suite (18' x 16'), complete with an ensuite full bath (10' x 8') and spacious closets. Two skylights complement the large great room windows, ensuring an abundance of natural light throughout the home.

A full-pour basement offers additional possibilities—it includes a laundry area, workbench, utility sink, three windows, and a second wood-burning fireplace. With direct access from the garage, this unfinished space has fantastic potential for additional living space or a hobby workshop.

The attached one-car garage (16' x 28') features an automatic door opener and a full attic for extra storage.

Modern Comforts

Central air conditioning

Radiant baseboard heat powered by a gas boiler

Supplemental bathroom heat on the main floor

City water service

Outdoor Features & Outbuildings

This property is well-equipped for anyone looking to enjoy country living, whether for farming, hobbies, or homesteading. Included are four outbuildings:

1. Metal-clad pole barn – spacious storage for equipment or livestock.
2. Farrowing house – features radiant heat in the concrete floor, making it ideal for small livestock operations.
3. Workshop – includes a concrete floor, single-car garage door, open rafters, windows, and electricity.
4. Standalone chicken coop – perfect for fresh eggs and backyard poultry.

A water hydrant on the property is fed by a private well, offering additional water access for gardening or livestock.

Tract 2: 10.0± acres of highly productive farmland. The soils consist mostly of Caseyville and Winfield silt loams. This is an ideal building tract with access off Seiler Road.

Tract 3: 10.0± acres of highly productive farmland. The soils consist mostly of Caseyville and Winfield silt loams. This is an ideal building tract with access off Seiler Road.

The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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Tract 4: 17.0± acres with a mixture of productive farmland, woods, and small pond. This is an ideal building tract with access off Seiler Road.

Tract 5: 20.0± acres with a mixture of productive farmland and woods. This is an ideal building tract with access off Seiler Road.

Tract 6: 11.0± acres with a mixture of productive farmland and woods. This is an ideal building tract with access off Seiler Road.

Tract 7: 109.3± acres of productive farmland and mature hardwoods. This tract of land offers excellent hunting and recreation along with a small pond and the West Fork Wood River. There are approximately 44 acres of cropland with the soils consisting of Hickory, Winfield, and Wakeland silt loams. This tract is accessed by an ingress/egress easement from Seiler Road.



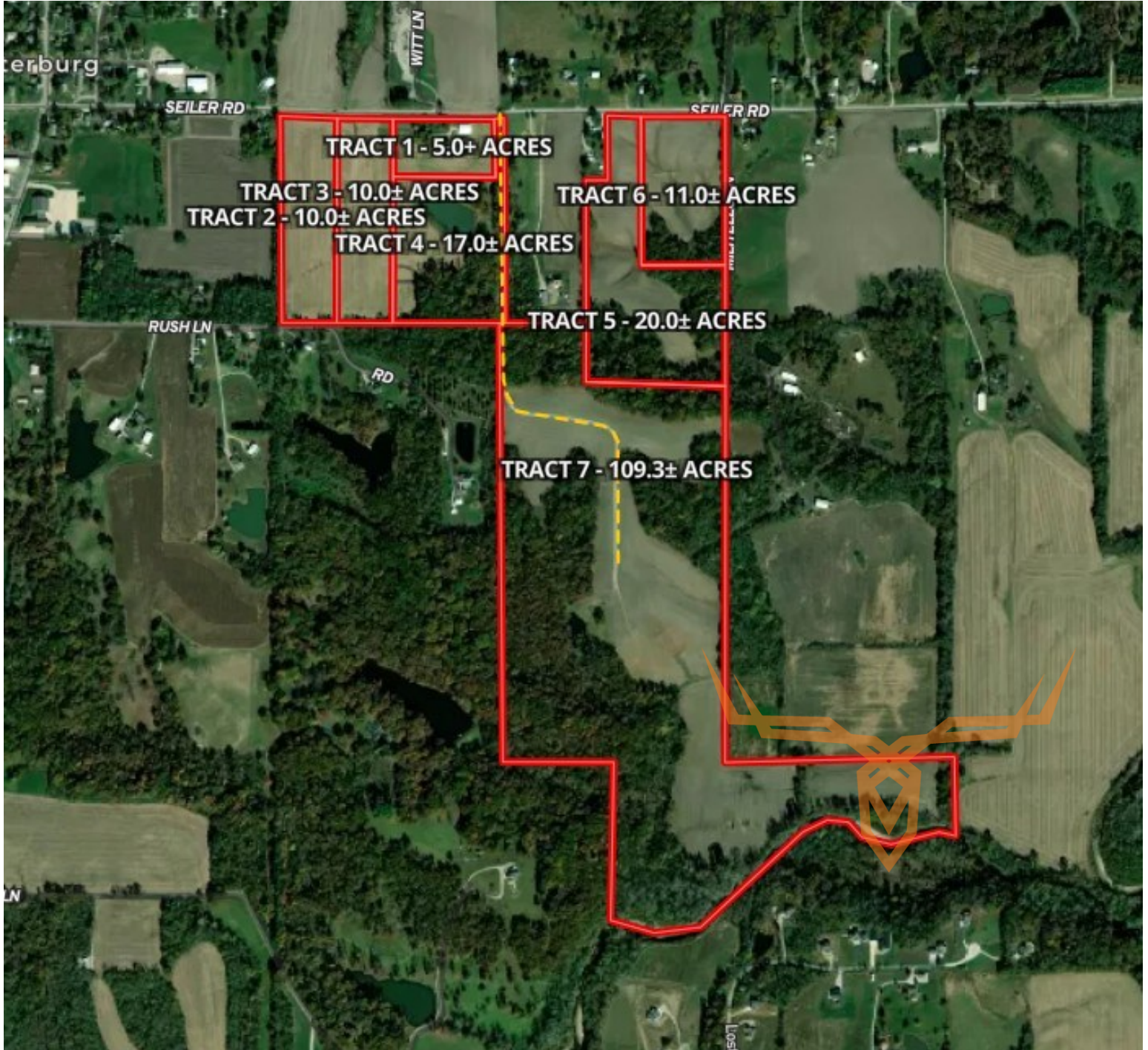
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