



# Madison County Illinois Land for Sale at iAuction - Barbara Faber Trust

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

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## PROPERTY ADDRESS:

00 Chain Of Rocks Road  
Edwardsville, IL 62025

**ACRES: 485.2**

**COUNTY: Madison**

## AUCTION DETAILS:

**Preview Day Saturday, August 3rd 11AM to 1PM.**

These 485.2 surveyed acres are located at the interchange of I-270 and I-255 directly south of Gateway Commerce Center. The Farm Service Agents shows there to be 430 acres of cropland with the balance in woods and waterways. The soil type consists mostly of Darwin silty clay and has a productivity index of 111. With the location being near the Gateway Commerce Center the highest and best use could possibly be commercial and industrial development. The Gateway Commerce Center is a 2,300-acre master planned industrial development offering superior location, access, infrastructure, labor, amenities, and economic incentives. The location offers unparalleled access to I-55, I-70, I-64, and I-44.

The Faber farm has been in the same line of ownership for nearly 100 years. This is truly a chance of a lifetime to acquire a tract or the entirety of this highly productive farmland with endless possibilities. The mineral rights are believed to be intact and will transfer to the new owner(s) at closing. Possession will be delivered at closing subject to the tenant farmer. Full possession will be delivered upon completion of 2024 harvest. The farm sells free and clear of a tenant farmer for the 2025 crop season.

**Tract 1:** 83.5 acres of highly productive cropland. The soils consist mostly of Darwin silty clay with a productivity index of 111. Access to this tract is along Chain of Rocks Road and runs parallel along the north side to I-270.

**Tract 2:** 401.7 acres of highly productive cropland. The soils consist mostly of Darwin silty clay with a productivity index of 111. Access to this tract is south on Sand Road from Chain of Rocks Road and then west on Frontage Road. This tract runs parallel along the south side to I-270 and is visible east of I-255.



## PRESENTED BY:

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**Broker/Owner**

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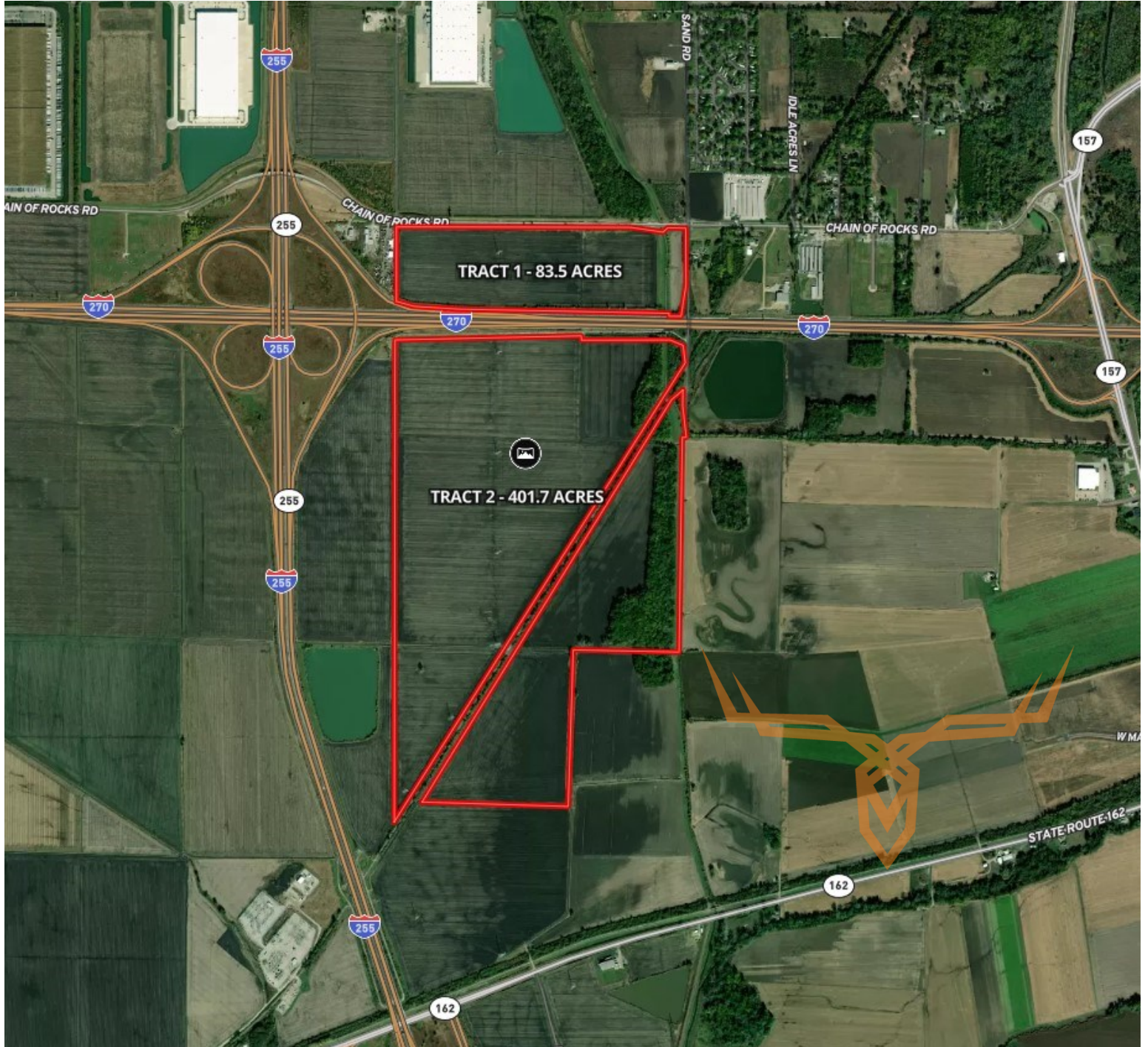
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