



Williamson County Illinois Land iAuction - Janet Baize Estate

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

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



BIDDING ENDS WEDNESDAY, JANUARY 18TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Crenshaw Road & Bandyville Rd.
Herrin, IL 62948

ACRES: 217.42

COUNTY: Williamson

AUCTION DETAILS:

Property Preview Saturday, January 7th 10AM to Noon.

These 217.42 surveyed acres just minutes east of Herrin are being offered in 4 tracts and offer hunting/fishing, recreation, and grassland. The land is easily accessible from both Crenshaw and Bandyville Road.

Tract 1: These 80.63 surveyed acres consisting mostly of grassland and two smaller bodies of water. A large portion, approximately 63 acres, of this tract was the City of Herrin landfill which was capped in approximately 1990. The City of Herrin has a lease on the 63 acres and pays \$300 per month to maintain and comply with the IEPA guidelines. This lease will transfer to the new owner. Please see the auction website "Downloads" section for more information in regard to the lease and maintenance. Accessed from Bandyville Road. Both real estate including all improvements is being sold As Is, Where Is.

Tract 2: These 2.53 surveyed acres are mostly open and brushy. Two (2) acres of the tract were permitted for solid waste disposal. At this time the Affidavit for Certification for Post Closure Care has not been approved by the IEPA. Accessed from Crenshaw Road. The real estate is being sold As Is, Where Is.



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Tract 3: These 37.28 surveyed acres consisting mostly of woods and a nice size body of water are ideal for the hunting and recreational enthusiasts. Great hunting, fishing, and recreational therapy minutes from town. Accessed from Crenshaw Road. The real estate is being sold As Is, Where Is.

Tract 4: These 96.98 surveyed acres consisting mostly of woods with 5 nice bodies of water and 2 older machine sheds. There are also a few trailer homes scattered throughout that bring no value. This is a great tract for hunting, fishing, and recreation and close to all the amenities of Herrin, Energy, and Marion. Accessed from Bandyville Road. Both real estate including all improvements is being sold As Is, Where Is.



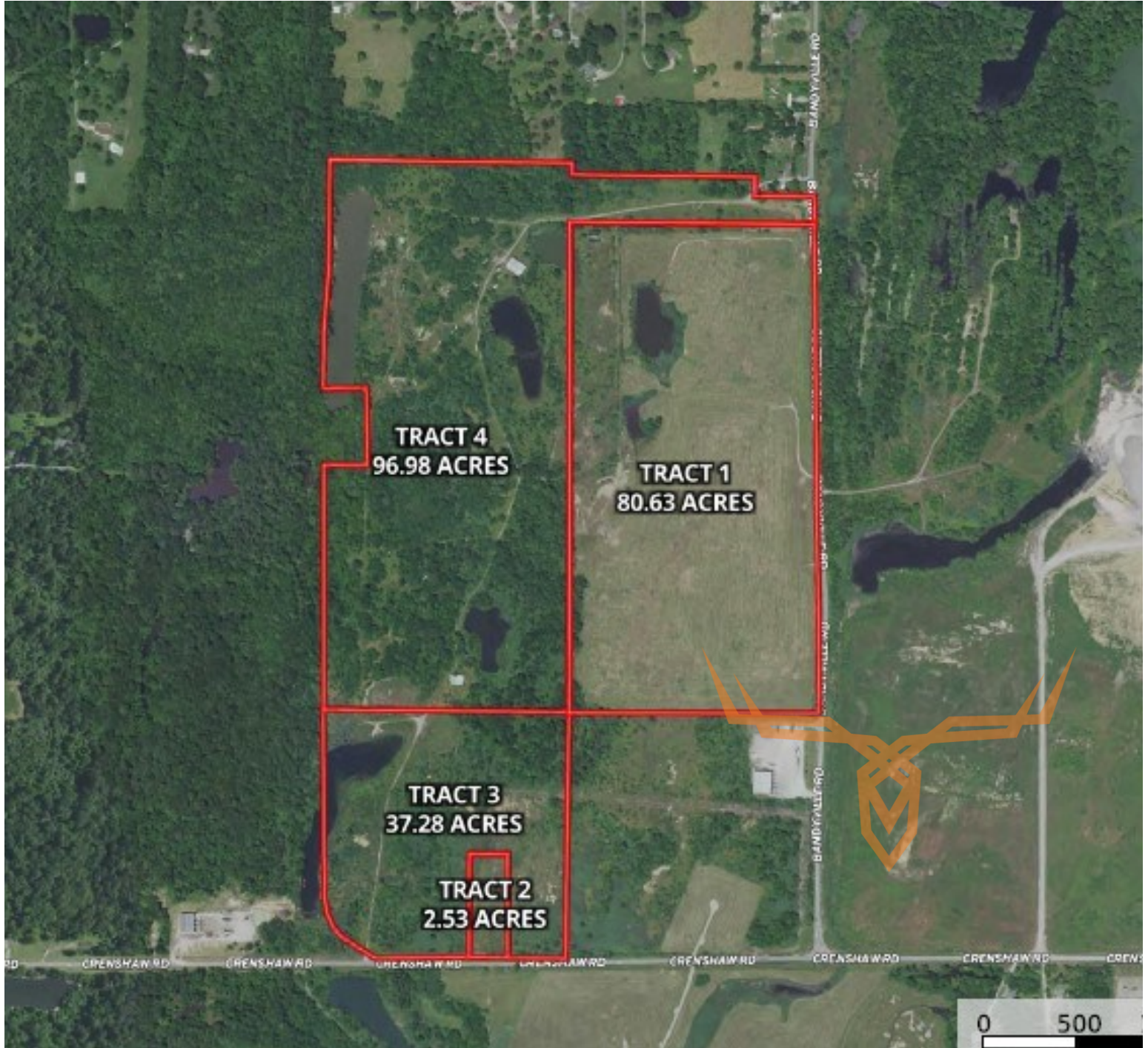
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this 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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