

RESIDENTIAL LOT AUCTION

WEDNESDAY, NOV. 14, 2018 at 6 p.m.

AUCTION HELD AT: ST. CLAIR COUNTY EVENT CENTER
1550 E. STATE ROUTE 15, BELLEVILLE, IL 62221

2.7+/- Acre
Residential
Lot w/
County
Zoning

Just 5 Mins.
to the Shops
at Belleville
Crossing



Commercial Potential

XXXX S 20th STREET, BELLEVILLE, IL 62226

County: St. Clair

Total Acres: 2.78+/- (County Records)

Parcel No.: 08-20.0-301-009 ♦ **2017 Taxes:** \$360

Schools: Belleville Dist. 118 & BTHSWEST

Zoning: RR-1, Rural Residential in St. Clair
County Zoning Jurisdiction

Utilities: Electric Available at or Near Property.
Property may be best suited for Private Water &
Sewer Systems

This is a great opportunity to own and build the home of your dreams on this approximately 2.78+/- acre residential lot. This lot is heavily wooded and may have income potential in harvesting the timber. Some of the many benefits this property offers are that it is not located in any subdivision and is situated within St. Clair County Zoning Jurisdiction.

Any potential commercial use will need to be approved by the proper zoning authority. The property is situated near South 11th Street & Best Way with a portion of the property running adjacent to the South side of IL Route 15.

For Live Online Bidding Visit: www.AdamsAuctions.com

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation.

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 7% Buyers Premium

Any announcement made day of sale takes precedence over any
printed material ♦ List subject to change without notice

LIC# 044000169