

# \*ONLINE ONLY AUCTION\*

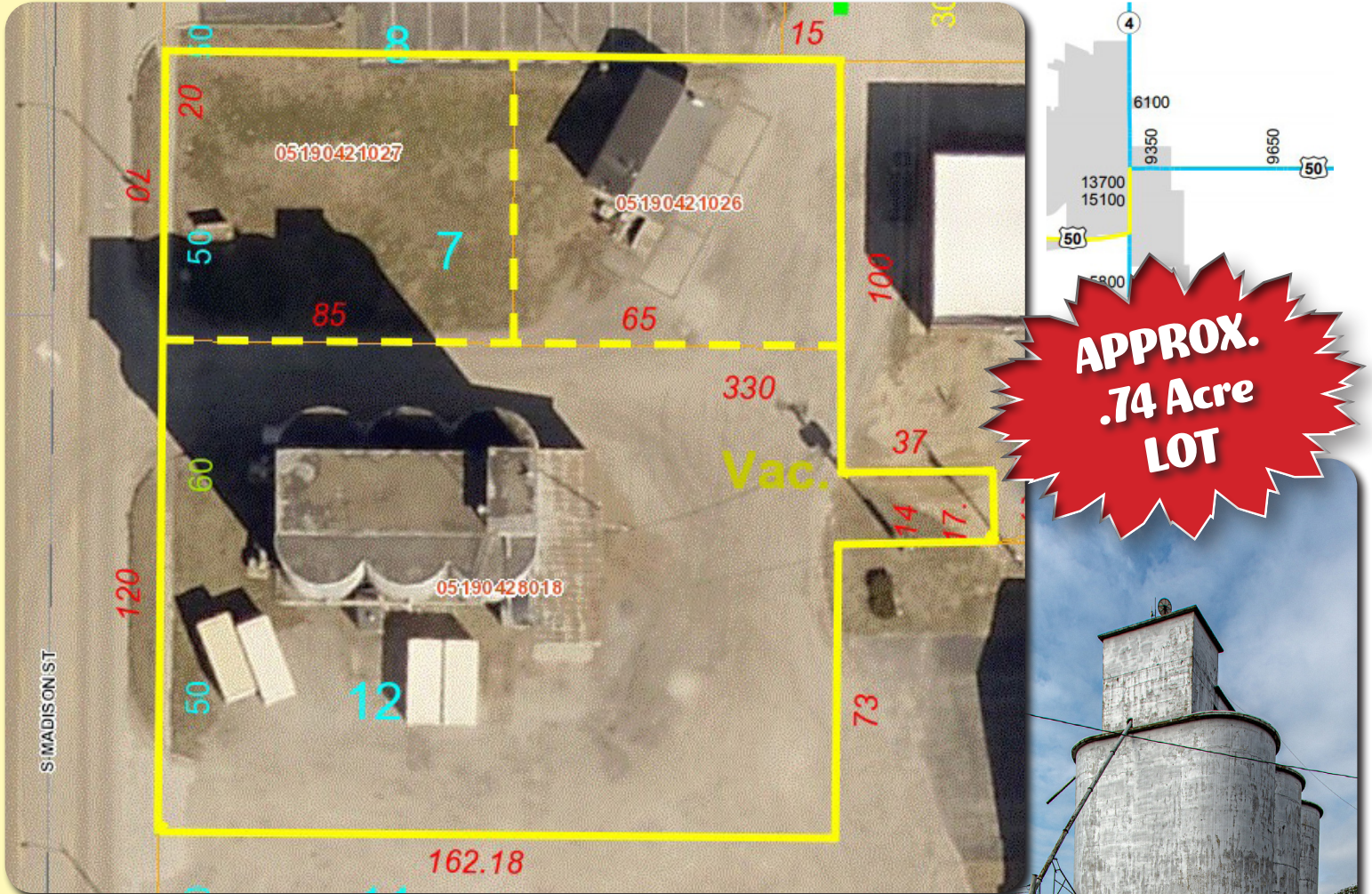
## RE-DEVELOPMENT POTENTIAL

**Bidding Opens: 12pm ~ Wed., Nov. 18, 2020**

**Bidding Closes: 12pm ~ Wed. Dec. 2, 2020**

**420 S MADISON STREET, LEBANON, IL 62254**

**Property Viewing: Wed., Nov. 25th ~ 12-1PM**



For Online Bidding Visit:  
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### PROPERTY HIGHLIGHTS

Located in TIFF District ♦ Zoned C-2, Heavy Commercial  
79,000 Bushel Capacity Grain Bin w/ Scale & Scale House on Site (Scale most Recently Only Used to Weigh Passenger Vehicles)  
Situated Among Numerous Local & National Businesses  
13-15,000+/- Average Annual Daily Traffic Counts  
3 Miles to Interstate 64 ♦ 4 Miles to Mid America Airport

County: St. Clair ♦ 2019 Taxes: \$3,189 ♦ Zoning: C-2, Heavy Commercial

Parcel #'s: 05-19.0-428-018; 05-19.0-421-027; 05-19.0-421-026 ♦ All Public Utilities Available

Road Frontage: 190' +/- on S. Madison St (Route 4)

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Terms: \$10,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,000 Minimum  
Any announcement made day of sale takes precedence over any  
printed material ♦ List subject to change without notice  
LIC# 044000169

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.

Professional Real Estate Auctions By:

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