

# \*ONLINE ONLY AUCTION\*

## RESIDENTIAL LOT AUCTION

**BIDDING OPENS: 5:30PM ~ WED., DEC. 8, 2021**

**BIDDING CLOSES: 5:30M ~ WED., DEC. 15 2021**

**4805 LONE ROCK LANE, SMITHTON, IL 62285**



### CUL-DE-SAC BUILDING SITE

- 3/4± Ac. Undeveloped Residential Subdivision Lot
- Ready for Your Dream Home
- Your Builder, Your Plan
- Located in Sought After & Established Subdivision
- Located in the Heart of Smithton, IL in LedgeStone Estates
- Walk-Out Basement Possible
- Backs to Trees & Farm Land
- All Public Utilities Available to Lot - No Tap On Fees paid
- Smithton Schools & Belleville West HS
- Easy Access to All Major Highways

**For Online Bidding Visit:**  
[www.AdamsAuctions.hibid.com](http://www.AdamsAuctions.hibid.com)

**County:** St. Clair

**Total Acres:** .741+/- Acres

**Parcel No.:** 17-04.0-207-025

**Total '20 Taxes:** \$33

**Zoning:** SR-1, Single Family Residence

**Zoning Jurisdiction:** Smithton



**For Live Online Bidding Visit:** [www.AdamsAuctions.com](http://www.AdamsAuctions.com)

**Professional Real Estate Auctions By:**

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Terms: 3,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days • 6% Buyers Premium  
Any announcement made day of sale takes precedence over any printed material • List subject to change without notice  
Final bid subject to seller/owner approval. LIC# 044000169