

CHESTER, IL

COMMERCIAL REAL ESTATE AUCTION

Thurs., April 13, 2017 @ 12 pm

Auction Held On Site

11.30 Surveyed Acres & 1,152+/- SF Home

Property Address: #1 Hoppe Drive, Chester, IL 62233

Property Highlights

- MOSTLY WOODED GROUND
- GOOD ROAD FRONTAGE AVAILABLE
- ALL UTILITIES AVAILABLE AT OR NEAR PROPERTY
- COMMERCIAL ZONING
- 1,152+/- SF MODULAR HOME ON CRAWL SPACE ON PROPERTY
- CONVENIENT LOCATION NEAR HIGH SCHOOL
- **NOT** LOCATED IN A FLOOD ZONE
- INCOME POTENTIAL IN HARVESTING TIMBER OR RENTAL INCOME
- ACROSS THE STREET FROM BEST WESTERN & ADJACENT TO WAL-MART



2BR / 1BA ~ 1,152 SF HOME #1 HOPPE DRIVE

- POTENTIAL RENTAL INCOME
- 1974 MODULAR HOME
- **ROOF 3YRS. OLD**
- SELF CONTAINED HEAT PUMP - ELECTRIC
- PUBLIC WATER & SEWER
- CHESTER SCHOOLS
- LIVING, DINING, UTILITY ROOM, & KITCHEN



County: Randolph Township: 7 Section: 18

Parcel ID No.: 18-18-176-001 2015 Taxes: \$1,291 Zoning: Commercial Exemptions: None
Water & Sewer: Public

For Live Online Bidding Visit:
www.adamsauctions.com

Owner: Reid Partnership

Professional Real Estate Auctions by:



Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)



TERMS:
 \$10,000 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 WITH OUT NOTICE.
 LIC # 044000169

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