

REAL ESTATE AUCTION

★ WEDNESDAY, MAY 16, 2018 @ 6PM ★

4238 WILLOW OAK LANE, SMITHTON, IL 62285

**Buildable 2+/- Acre
Subdivision Lot on the
Water in Sought After
Wildwood Lake Estates**

**Auction Held: St. Clair County Event Center
1550 E. State Route 15, Belleville, IL 62221**



PROPERTY TAX INFORMATION

County: St. Clair
Township: 17
Section: 108
Parcel ID No.: 17-08.0-204-003
2016 Taxes: \$2,385
Zoning: Single Family
Exemptions: None

PROPERTY INFORMATION

Lot Size: 2+/- Acres
Road Frontage: 271+/- Feet
Topography: Level
Utilities: Water, Electric Natural Gas
Available at or Near Site
Current Use: Vacant

GREAT LOT FOR THE HOME OF YOUR DREAMS

SMITHTON DIST. #130 & FREEBURG HS

BRING YOUR OWN BUILDER

**DOCKS ARE PERMISSIBLE ON THE STOCKED
LAKE - NO BOATS W/ MOTORS**

CONVENIENT ACCESS TO ALL HIGHWAYS

**Professional Real
Estate Auctions by:**

Adam's
Auction & Real Estate Services, Inc.
Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)

For Live Online Bidding Visit:

www.adamsauctions.com



TERMS:

**\$5,000 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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