

Professional Real Estate Auctions By
Adam's
Auction & Real Estate Services, Inc.
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31± TILLABLE ACRES
EXCELLENT HOME SITE

Online Only Auction Residential Lot
40± Ac. Pleasant Ridge Road, Fairview Heights, IL 62208



40.36+/- ACRES

Viewing: 2:30-4:30PM
Sun., May 15, 2022

Bidding Closes: 6PM
Thu., May 19, 2022

County: St. Clair • 2021 Taxes: \$632
Parcel Number: 03-20.0-400-012
Lot Size: 40.36± Ac. • Zoning: R-3, Single Family

These 40+/- Acres are an ideal site for residential development purposes or building your dream home almost anywhere on these mostly private 40 Acres. There are approximately 31 tillable acres with the rest of the acreage made up of mostly woods. The property is Zoned R-3, Single Family and any potential uses would need prior approval. The property has all public utilities available at or near the property along Pleasant Ridge Road. Whether you are looking for a place to build your new home or for development purposes, this one has it all and remains conveniently located with I-64 access just minutes away.

Additional Pictures on Back

Terms: \$20,000 Down Each Lot Day of Sale on Real Estate Balance Due in 30 Days • 6% Buyers Premium
List subject to change without notice

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
Any announcement made day of sale takes precedence over any printed material



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