

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

1021 & 1027 BELLE VALLEY DRIVE, BELLEVILLE, IL 62220



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**BIDDING CLOSES: 5PM ~ WED., NOVEMBER 30, 2022**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**



# GENERAL INFORMATION & AUCTION TERMS



**.72± AC.**  
TOTAL LOT SIZE

**B-1, MULTI-FAMILY RESIDENCE**  
ZONING

**\$1,461**  
TOTAL '21 TAXES

Calling all investors and developers! Great opportunity to acquire 3 residential lots in an active townhome neighborhood near Belleville Schools. Located at 1021 and 1027 Belle Valley Drive in Belleville IL, the lots are approximately .24 acres +/- each. Both lots sit near the end of Belle Valley Drive and are the last parcels that have not been developed. There are many townhomes surrounding the parcels with current occupants. The lots have water, sewer, and electric utilities available for both 1021 and 1027. Perfect opportunity to build rental units or an investment property! Located minutes from Rt. 15 and 15 minutes from Scott Air Force Base. Do not let this one pass you by.

## PARCEL NUMBERS

P.I.N	Size	Amount
08-26.0-401-067	.24± Ac.	\$487.46
08-26.0-401-066	.24± Ac.	\$486.88
08-26.0-401-065	.24± Ac.	\$486.32

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 Minimum  
List subject to change without notice  
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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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. Final bid is subject to Owner/Seller approval.