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**Adam's**  
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## Online Only Real Estate Auction

724 S 1st Street, Belleville, IL 62220

**3BR/2BA**  
**1,546± SF HOME**  
**w/ DETACHED**  
**GARAGE**



***Bidding Closes: 5:30PM***  
***Tue., Nov. 8, 2022***

***Viewing: 2:30-4:30PM***  
***Sun., Nov. 6, 2022***

**County:** St Clair ♦ **2021 Taxes:** \$2,284

**Exemptions:** None

**Parcel Number:** 08-28.0-239-005

**Zoning:** Single Family

**Total Lot Size:** .17± Ac

**Schools:** Belleville Dist. 118 & Belleville HS West

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium  
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

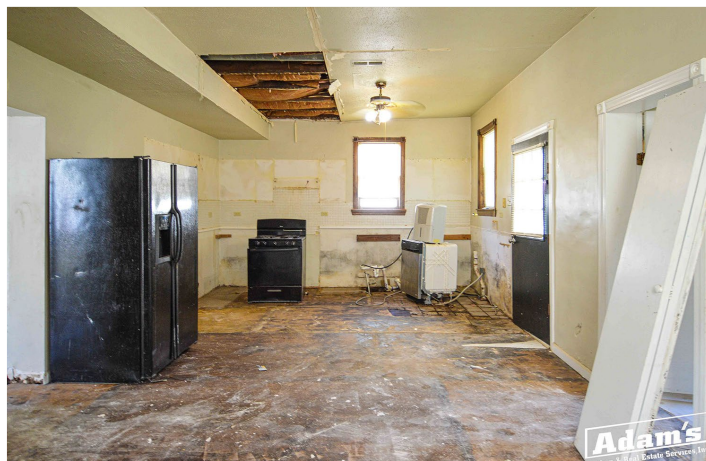
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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction 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.



Potential filled single family home, minutes from downtown Belleville. Located at 724 S 1st St. This three bedroom two bath home is in various stages of remodeling and ready to be finished. The home has central heating and air, electric water heater and gas furnace. The home sits on a spacious lot with a single car garage and covered back patio. Conveniently located moments away from route 15 and ten minutes from I-255. This property would make a great flip or finished and added to a rental portfolio. Stop by the upcoming open house and see the homes potential!



## 724 S 1st Street Property Information

3BR/2BA~1,546± Sq. Ft. ♦ Year Built: 191873 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle  
Gas Furnace & Electric Water Heater ♦ Water & Sewer: Public ♦ Basement: Crawl



