

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

XXXX, S 10th St. Mt. Vernon, IL 62864

**BIDDING CLOSES: 5:30 ~ THURSDAY, FEBRUARY 16, 2023**

**VIEWING: THURSDAY, FEBRUARY 9, ~ 12-2PM**

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



**618-234-8751**

**Adam Jokisch  
Mobile (618) 530-8751**



**.04+/- AC**

**Lines are approximate**



# GENERAL INFORMATION & AUCTION TERMS



**0.04± AC.**  
TOTAL LOT SIZE

**B-1 Primary Business**  
ZONING

**\$35.00**  
TOTAL '22 TAXES

All Public Utilities Available Near Property • Located Within Jefferson County Zoning Jurisdiction  
Convenient Rte 37 and Rte 15 Access

## PARCEL NUMBERS

P.I.N	Size	Amount
07-32-102-006	0.04± Ac.	\$35.00

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

