

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

1633 State Route 156, Waterloo, IL 62298

**BIDDING CLOSES: 5PM ~ THURSDAY, MARCH 9, 2023**

**VIEWING: SUNDAY, MARCH 5TH, ~ 12-2PM**

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

**Adam's**  
Auction & Real Estate Services, Inc.  
**618-234-8751**  
Adam Jokisch  
Mobile (618) 530-8751



**Lines are approximate**

**12.4+/- AC**

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Auction & Real Estate Services, Inc.



# GENERAL INFORMATION & AUCTION TERMS



**12.4± AC.**  
TOTAL LOT SIZE

**RESIDENTIAL**  
ZONING

**\$0.00\***  
TOTAL '21 TAXES

Public Water And Electric Available Onsite • Convenient Rte. 156 and Rte. 3 Access  
Septic and Deep Water Well Onsite • Attention, Complete Rehab

**\*\* Taxes Will Be Reassessed With New Owners As All Available Exemptions Have Been Applied To The Property**

## PARCEL NUMBERS

P.I.N	Size	Amount
09-02-300-003-000	12.4± Ac.	\$0.00*

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% 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.