

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

206 E Myrtle Street, Baldwin, IL 62217

BIDDING CLOSES: 6PM ~ WEDNESDAY, MARCH 1, 2023

VIEWING: WEDNESDAY, FEBRUARY 22 ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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



**10.2+/- ACRE LOT
WITH AN 8,800± SF
COMMERCIAL BUILDING**

Adam's
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GENERAL INFORMATION & AUCTION TERMS



10.2± ACRES

TOTAL LOT SIZE

IMPROVED COMMERCIAL

ZONING

8,800+/- SQ. FT.

MAIN BUILDING

\$3,813

TOTAL '21 TAXES

All Public Utilities Available On Property • 86'X60' Workshop • 60'X30' Seperate Outbuilding
 4 Seperate Sales Offices • Front Office Has Central Heating and Air • 36'X40' Parts Room • 16'X12' Electric Bay Door
 24'X14' Electric Bay Door • Break Room • 2 Half Baths • Exhaust Ventilation and Overhead Gas Heaters In The Shop • Directly Off Rte. 154
 Formaly Home To Midwest Tractor Sales • Paved Front Parking • Large Side and Rear Gravel Lots

PARCEL NUMBERS

P.I.N	Size	Amount
09-077-034-00	9.39± AC	\$3,353
09-072-002-00	0.85± AC	\$460

Terms: \$10,000 Down Day of Sale on Real Estate

Balance Due in 30 Days • 6% 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

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

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.



ADDITIONAL PROPERTY PHOTOS

