

Professional Real  
Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch

Mobile (618) 530-8751

For Online Bidding Visit:  
[www.AdamsAuctions.hibid.com](http://www.AdamsAuctions.hibid.com)

# Online Only Real Estate Auction

2355 N Lakeshore Drive, Pacific, MO 63069

**1BR/1BA**  
**900± SF HOME**  
**ON .20 ACRES**



**Bidding Closes: 5PM**  
**Wed., March 15, 2023**

**Viewing: 12 - 2PM**  
**Sun., March 12, 2023**

County: Franklin ♦ 2021 Taxes: \$736.00

Exemptions: None

Parcel Number: 04-9.0-29.0-2-001-041

Zoning: Residential

Total Lot Size: .20 Acres

Schools: Merimac Valley

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

10% Buyers Premium, \$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

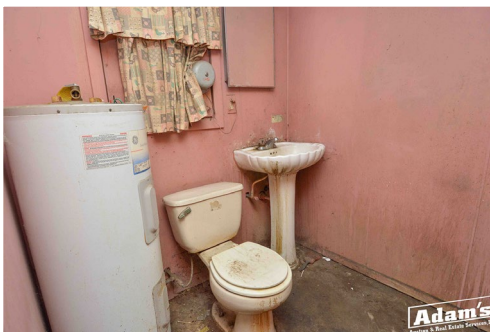
Text ADAMS to 1-800-496-6299 To Be  
Notified of ALL of our Upcoming Auctions



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.



*Calling all rehabbers! Great opportunity to acquire this 1BD/1BA home in the Lake Tekakwitha subdivision. The home has 900+/- square feet of living space with a large living room, kitchen, and one car built under garage that is accessed from the front of the home. There is also a carport and additional small outbuilding that could be used for storage. The property is ready for a new owner to personalize it to their liking. All public utilities are available but may need to be reinstalled. Conveniently located to all amenities of Lake Tekakwitha and a mere 35 miles to downtown St. Louis*





# 2355 Lakeshore Drive Property Information

1BR/1BA ~ 900± Sq. Ft. ♦ Year Built: 1961 ♦ Roof: Shingle  
Electric Water Heater ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker  
Lake Tekakwitha HOA Fee \$192.50 ♦ Garage: 1 Car ~ Built Under

