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Online Only Real Estate Auction  
**412 Gilbert Street, Belleville, IL 62226**

**3BR/1BA**  
**1,485± SF HOME**  
**ON 0.5+/- ACRES!**



***Bidding Closes: 5PM***  
***Wed., April 26, 2023***

***Viewing: 12-2PM***  
***Sun., April 23, 2023***

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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.

**County:** St. Clair ♦ **2021 Taxes:** \$2,510

**Exemptions:** Owner Occupied, Senior Citizen

**Parcel Number:** 08-21.0-211-045

**Zoning:** Single Family

**Total Lot Size:** .56± Ac

**Schools:** Belleville Dist. #118, Belleville East HS

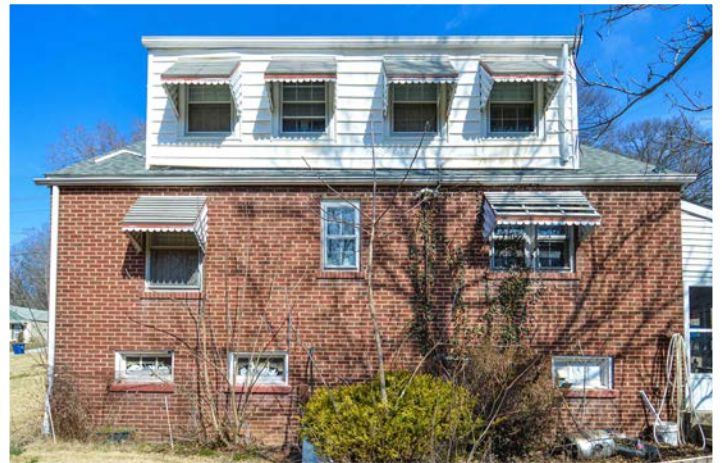
Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium

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

Well maintained 3BR/1BA single family home in Swansea IL! The home is situated on a spacious 0.5+/- acre lot with combined lawn and wooded space. The home is a one and a half story with a full unfinished basement. The main level has one bedroom and the homes only full bath and the remaining two bedrooms are on the second floor. The home has a detached one car garage with attached open carport for additional covered parking. The home also has an attached sunroom with electric capabilities for the warmer months. Great opportunity to add to a rental portfolio or for a first-time homebuyer. Convenient access to Rte. 159 and Rte. 161 and just minutes from restaurants and shopping in downtown Belleville!



# 412 Gilbert Street Property Information

3BR/1BA ~ 1,485± Sq. Ft. ♦ Year Built: 1945 ♦ Central Heating and Air Conditioning  
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle  
Basement: Full, Unfinished ♦ Electric: Breaker Box

