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## Online Only Real Estate Auction

**303 Carlyle Avenue, Belleville IL, 62221**

**4BR/2BA HOME  
W/ ATTACHED  
1 CAR GARAGE**



***Bidding Closes: 5PM***  
***Thur., August 24, 2023***

***Viewing: 12-2PM***  
***Sun., August 20, 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 ♦ **2022 Taxes:** \$3,639  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Number:** 08-23.0-303-076  
**Zoning:** Residential  
**Total Lot Size:** 0.81+/- Acres  
**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



# 303 Carlyle Avenue Property Information

4BR/2BA ( One Full, One 3/4 ) ♦ 1,596+/- Finished SF ♦ Year Built: 1940  
1 Car Attached Garage ♦ Electric: Fuses ♦ Sewer: Septic ♦ Water: Public  
Concrete Driveway ♦ Gas Furnace ♦ Gas Water Heater ♦ Central Air Conditioning  
Wood Burning Fireplace ♦ Basement: Full, Unfinished ♦ 10' x 30' Shed ♦ 7' x 11' Sunroom





*4BR/2BA home with a full basement on 0.81+/- ac in Belleville! The main level of the home features a spacious living room with wood burning fireplace, dining area, kitchen with built in breakfast table, two bedrooms and a full bath off the hallway. The second-floor features two bedrooms and a three-quarter bath. The home features a custom built in cabinet in the dining area, custom built in dresser on the second level, an attached single car garage, full unfinished basement, and a 11' x 7' attached sunroom accessed from the living room. The home is situated on a large 0.81+/- acre lot with a concrete driveway and additional 30' x 10' outbuilding with electric. Located directly off Carlyle Avenue and within walking distance of schools*

