

Professional Real Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

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Online Only Real Estate Auction

2309 Pro Tour Drive, Belleville, IL 62221

4BR/2.5BA
3,038+/- SF HOME
IN THE ORCHARDS!



Bidding Closes: 6PM
Thur., August 17, 2023

Viewing: 12-2PM
Sat., August 12, 2023

County: St. Clair ♦ **2022 Taxes:** \$7,302

Exemptions: Owner Occupied

Parcel Number: 09-31.0-201-016

Zoning: Residential

Total Lot Size: 0.28+/- Acres

Schools: Mascoutah Dist. #19, Mascoutah HS

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

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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.

2309 Pro Tour Drive Property Information



4BR/2.5BA ♦ 2,318+/- Finished SF Above Grade, 720+/- SF Below Grade ♦ Year Built: 1999
Electric: Breaker Box ♦ Sewer: Public ♦ Water: Public ♦ HOA Fee: \$375/Year ♦ Roof: Shingle
Gas Furnace (New in 2021) ♦ Gas Water Heater (New in 2021) ♦ A/C: Central Air (New in 2021)
Basement: Full, Partially Finished



4BR/2.5BA home with full basement located in the Orchards Subdivision in Belleville! The main floor of the home features a large family room, dining room, open kitchen with island, spacious living room, and half bath. The second floor has the primary bedroom complete with private full bath, and the three remaining bedrooms that share a full bath. The home has an attached 2 car garage, decked back porch accessed from the kitchen and sits steps away from the tee box of the 5th hole of the Orchards Golf Course. Recent updates to the home include a new HVAC system with warranty, installed in 2021. The home has a current tenant paying \$2,150 a month in rent who would like to stay on with the new owners. Great opportunity to add to any rental portfolio!

