

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

3.68+/- AC. SAINT ELLEN MINE ROAD, O'FALLON, IL 62269

BIDDING CLOSES: 5PM ~ TUESDAY, DECEMBER 12, 2023

For Online Bidding Visit: AdamsAuctions.HiBid.com

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



Lines are approximate.

**3.68+/- ACRES
DEVELOPMENT GROUND
IN O'FALLON!**

0.76+/- ac

2.92+/- ac

GENERAL INFORMATION & AUCTION TERMS



3.68+/- AC

TOTAL LOT SIZE

B-1 & B-2(P) Business District

ZONING

\$4,989

TOTAL '22 TAXES

Commercial development ground totaling 3.68+/- acres in O'Fallon! Great opportunity to acquire these two parcels selling as one. The Northern most parcel of the property is Zoned B-2(p) General Business District/Planned Development and has approximately 0.76+/- acres. The second parcel is Zoned B-1 Community Business District and has approximately 2.92+/- acres. The property has all public utilities available. Great location directly off Saint Ellen Mine Road, one block from Highway 50 with an average daily traffic count of approximately 20,500 vehicles, minutes from I-64 and near local and nationally established businesses! Do not miss this opportunity!

PARCEL NUMBERS

| P.I.N | Size | Amount |
|-----------------|-----------|---------|
| 03-26.0-400-062 | 2.9± Ac. | \$3,594 |
| 03-26.0-414-002 | 0.76± Ac. | \$1,395 |

Terms: \$20,000 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.

