

ONLINE ONLY ABSOLUTE AUCTION

705 MAIN STREET, HIGHLAND, IL 62249

BIDDING CLOSES: 5PM ~ THURSDAY, JANUARY 11, 2024

VIEWING: SUNDAY, JANUARY 7TH ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
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ABSOLUTE AUCTION!

**FULLY RENTED
4-PLEX ON
TWO LOTS!**





GENERAL INFORMATION & AUCTION TERMS



1910

YEAR BUILT

0.32+/-AC

TOTAL LOT SIZE

3,781+/- SF

COMBINED SPACE

RES-RESIDENTIAL

ZONING

\$4,228

TOTAL '22 TAXES

UTILITIES: Heating/Cooling • Window AC Units/Radiant Heat • Water/Sewer: Public • Roof: Shingle
Electric: Circuit Breaker (4 separate) • Water Heater: Gas (2) • Furnace: Gas • Basement: Partial, Unfinished/Crawl Space
All Units have separate electric meters. Unit A: 2BR/2BA • Unit B: 2BR/2BA • Unit C: 1BR/1BA • Unit D: 1BA/Efficiency
EXEMPTIONS: None.

PARCEL NUMBERS

P.I.N	Size	Amount
01-2-24-05-06-103-019	0.16+/- Acre	\$3,799
01-2-24-05-06-103-018	0.16+/- Acre	\$429

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

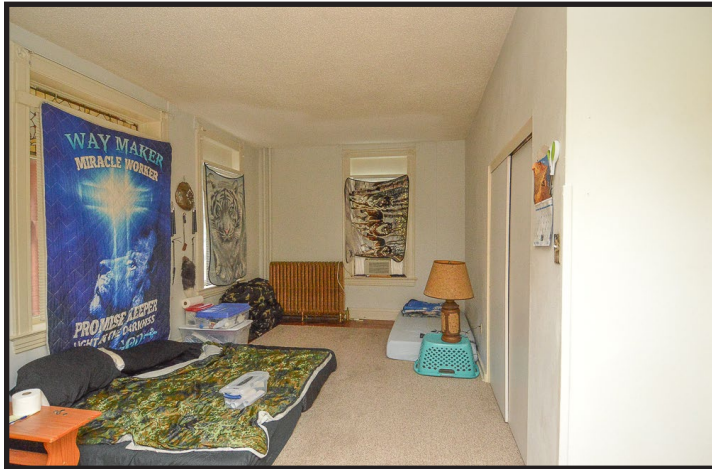
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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction 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.

ABSOLUTE AUCTION! Property will sell to the highest bidder regardless of price! Fully rented 4-plex on two parcels in Highland! The building features two 2BR/1BA units, a 1BR/1Ba unit and a 1BA efficiency unit. All units are on yearly lease. The main floor houses unit B, which is a 2BR/1BA paying \$600.00 in monthly rent and unit C which is a 1BR/1BA paying \$540.00 in monthly rent. The upper-level houses unit A, which is a 2BR/2BA paying \$500.00 in monthly rent and unit D which is a 1BR efficiency paying \$460.00 in monthly rent. Units A, B and C are metered separately for electric. Landlord currently pays for heat and water for all units and electric in unit D. The building features a full brick exterior, large side yard and off-street parking. Located within walking distance of shopping and restaurants in downtown Highland! Do not miss this great investment opportunity!

PROPERTY PHOTOS



PROPERTY PHOTOS

