

# ONLINE ONLY REAL ESTATE AUCTION

XXXX 2nd STREET FAYETTEVILLE, IL 62258

**BIDDING CLOSES: 5PM ~ THURSDAY, DECEMBER 7, 2023**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch  
Mobile (618) 530-8751

Lines are approximate.

0.32+/- ac

0.16+/- ac

0.16+/- ac

**3 LOTS TOTALING  
0.64+/- AC  
IN FAYETTEVILLE!**







# GENERAL INFORMATION & AUCTION TERMS



**0.64+/-AC**  
TOTAL LOT SIZE

**SR-1 SINGLE FAMILY**  
ZONING

**\$324**  
TOTAL '22 TAXES

Your builder! Your plan! Three parcels totaling 0.64+/- Acres in Fayetteville. This level lot is zoned SR-1, Single Family and situated at the corner of Illinois Route 4 & 2nd Street. The property has all public utilities available and is located in the Freeburg School District!

## PARCEL NUMBERS

Exemptions: 19-08.0-112-002 Exempt parcel and will be reassessed with new owner.

P.I.N	Size	Amount
19-08.0-112-002	0.32+/- Acre	\$0.00
19-08.0-112-003	0.16+/- Acre	\$162
19-08.0-112-004	0.16+/- Acre	\$162

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



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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.