

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

1 & 1A Woodside Drive, Belleville, IL 62223

BIDDING CLOSES: 6PM ~ Tuesday, April 9, 2024

VIEWING: SUNDAY, April 7th, ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

**#1 - 2BR/1BA HOME &
#1A - 1BR/1BA HOME
ON ONE PARCEL!**



PROPERTY HIGHLIGHTS

- Main House & Income Generating Second House #1A
- Zoned: Residential
- 10 Minutes From I-64 & I-255
- Belleville Dist #118, Belleville HS West
- 1 Parcels On .37+/- Acres

MAIN HOUSE #1

- 2BR/1BA, 1,260± SF; Brick Ranch, Unfinished Basement
- Built in 1947
- Gas Water Heater
- Gas Furnace (New June 2023)
- Central Heating and Cooling, Wood burning Fireplace
- Single Car Attached Garage

SECOND HOUSE #1A

- 1BR/1BA, 936± SF, Brick Ranch, Slab
- Central Heating and Cooling
- Electric Water Heater
- Electric Furnace
- ADA Accessible Bathroom
- Current Tenent Pays \$573 Monthly Rent
- Yearly Lease Through St. Clair County Housing Authority



GENERAL INFORMATION & AUCTION TERMS



1947 & 1977
YEAR BUILT

.37± AC
TOTAL LOT SIZE

2,196± SF
COMBINED LIVABLE SPACE

RESIDENTIAL
ZONING

\$5,076
TOTAL '22 TAXES

UNIT #1 UTILITIES: Central Heating/Central Air • Water/Sewer: Public
Roof: Shingle • Electric: Circuit Breaker • Water Heater: Gas
Basement: Full Unfinished • Heat: Gas Furnace • Exemptions: None

UNIT #1A UTILITIES: Central Heating/Central Air • Water/Sewer: Public
Roof: Shingle • Electric: Circuit Breaker • Water Heater: Electric
Basement: Slab • Heat: Electric Furnace • Exemptions: None

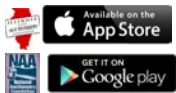
PARCEL NUMBERS

P.I.N	07-01.0-117-001	Size	0.37± Acre	Amount	\$5,076
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Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 7% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444000169

Any announcement made day of sale takes precedence over any printed material

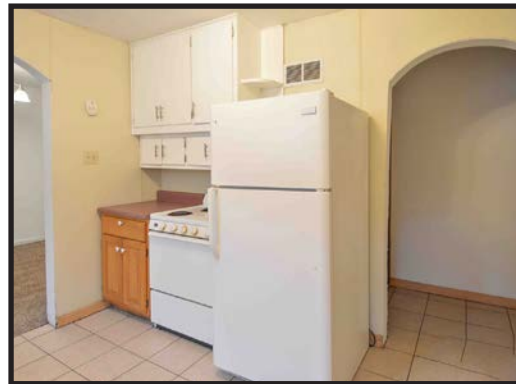


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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction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

PROPERTY PHOTOS

2BR/1BA (#1) home and an additional 1BR/1BA (#1A) home selling on one parcel in Belleville! The main house features a spacious living room, woodburning fireplace, kitchen with separate dining room, two bedrooms, and a full bath off the hallway. The home has an attached one car garage and a full unfinished basement that has been waterproofed. Recent updates include a new gas furnace that was installed in June of this year. Unit #1A features a living room, kitchen, full bath, laundry room and bedroom. Unit #1A has a current tenant on a yearly lease paying \$573.00 a month in rent who would like to stay on with the new owners. Both homes share a covered back patio and spacious back yard. Located just 10 minutes to I-64, I-255 and all Metro East amenities!



PROPERTY PHOTOS

