

# 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](https://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

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- 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 Tenant 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

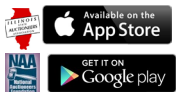
UNIT #1 UTILITIES: Central Heating/Central Air • Water/Sewer: Public  
Roof: Shingle • Electric: Circuit Breaker • Water Heater: Gas  
Basement: Full Unfinished • Heat: Gas Furnace • Exemptions: None

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 • 6% 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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yard. Located just 10 minutes to I-64, I-255 and all Metro East amenities!





# PROPERTY PHOTOS

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