

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

1404 Clifton Way Court, O'Fallon, IL 62269



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Adam Jokisch
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BIDDING CLOSES: 3PM ~ WEDNESDAY, June 5th, 2024

For Online Bidding Visit: AdamsAuctions.HiBid.com



YOUR BUILDER YOUR PLAN!
0.25+/- AC MOSTLY LEVEL LOT
O'FALLON SCHOOLS!

Lines are approximate

0.25+/- ac

GENERAL INFORMATION & AUCTION TERMS



0.25+/- AC

TOTAL LOT SIZE

THE ZONING JURISDICTION OF SWANSEA

ZONING

\$1,303

TOTAL '22 TAXES

Bring your builder and your plan to this 0.25+/- acre lot in O'Fallon, IL! Located in the desirable neighborhood of Bristol Hills and the O'Fallon School District. The lot is slightly sloping and backs to mature trees. Utilities are available but currently not connected. Conveniently located to shopping, restaurants, schools, Scott Air Force Base, and I-64!

PARCEL NUMBERS

P.I.N	Size	Amount
03-35.0-305-017	0.25± Ac.	\$1,303

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# 444.000169
 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.