

Professional Real Estate Auctions By:



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## Online Only Real Estate Auction

75 Dale Allen Drive, Belleville, IL 62226

**3BR/1.5BA HOME &  
ATTACHED 2 CAR GARAGE.  
2 PARCELS SELLING AS 1!**



***Bidding Closes: 4PM***  
***Wednesday, June 12, 2024***

***Viewing: 12-2PM***  
***Sunday, June 9, 2024***

Text ADAMS to 1-800-496-6299 To Be  
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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.

**County:** St. Clair ♦ **2022 Taxes:** \$2,251  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Numbers:** 08-08.0-417-009, 08-08.0-417-008  
**Zoning:** Single Family  
**Total Lot Size:** 0.19± Ac  
**Schools:** Belleville Dist. #118, Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% 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



# 75 Dale Allen Drive Property Information

3BR/1.5BA ~ 1,326± Total Finished Sq. Ft. ♦ Year Built: 1985 ♦ Forced Air Heating ♦ Central Air

Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle

Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ Concrete Driveway ♦ 2 Car Attached Garage



Attention all investors and rehabbers! Solid brick 3BR/1.5BA estate home with attached 2 car garage in Belleville, IL! The home features a large living room, kitchen, dining room, laundry room, a full shared bathroom, and three bedrooms including the primary suite with a private half bathroom. The home is situated on a large 0.16+/- acre lot and includes an additional parcel with 0.03+/- acres. Located in Belleville Dist. #118 and just minutes away from 161 and all Metro East amenities!

