

ONLINE ONLY REAL ESTATE AUCTION

2209 COLLEGE AVENUE, ALTON, IL 62002

BIDDING CLOSES: 6:30PM ~ THURSDAY, JULY 31, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

618-234-8751
Adam Jokisch
Mobile (618) 530-8751

1.4± AC PARCEL
R2-SINGLE FAMILY
UTILITIES AVAILABLE

Lines are approximate

1.4+/- Ac



GENERAL INFORMATION & AUCTION TERMS



1.4± AC
TOTAL LOT SIZE

R2- SINGLE FAMILY
ZONING

\$342
TOTAL '23 TAXES

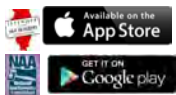


Bring your builder and your plan to this 1.4± acre lot which is located directly off College Avenue in Alton, IL! This mostly level to slightly rolling lot is mostly wooded with some clear ground and backs to mature trees and a gently flowing creek. All public utilities are available near the property, however, no tap on fees have been paid by the current owner. The property lies within the City of Alton zoning jurisdiction and is zoned R2-Single Family. This property is full of potential and located directly across from Alton Middle School near parks and Alton Memorial Hospital.

PARCEL NUMBERS

P.I.N	Size	Amount
23-2-08-07-09-102-009	1.4± Ac.	\$342

Terms: \$3,000 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.