

# ONLINE ONLY REAL ESTATE AUCTION

2209 COLLEGE AVENUE, ALTON, IL 62002

**Adam's**  
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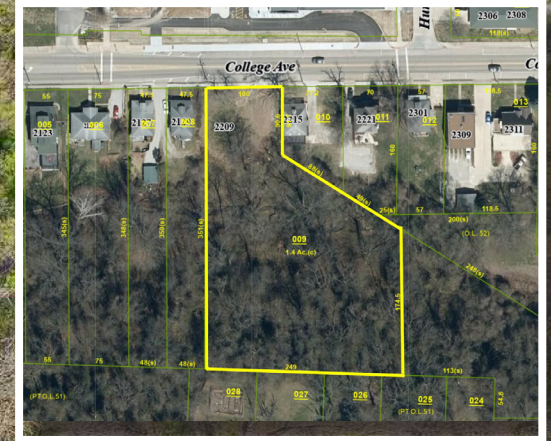
**BIDDING CLOSES: 5:15PM ~ WEDNESDAY, MAY 14, 2025**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**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



Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.