

Professional Real
Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

6100 West Washington Street, Belleville, IL 62223

3BR/1BA BRICK RANCH

ATTACHED GARAGE

0.20± AC LOT



Bidding Closes: 5PM
Thursday, August 14, 2025

Viewing: 12-2PM
Sunday, August 10, 2025

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.

County: St. Clair ♦ **2024 Taxes:** \$1,647
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze

Parcel Numbers: 07-12.0-218-010
07-12.0-218-009, 07-12.0-218-011

Zoning: Single Family

Total Lot Size: 0.20± Ac

Schools: Harmony Emge #175 & Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

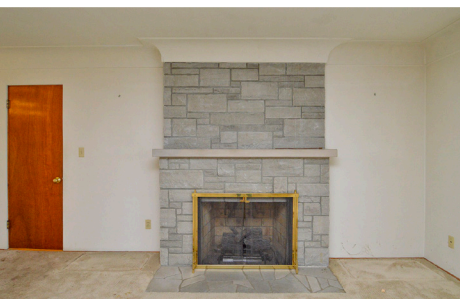
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

6100 West Washington Street Property Information

3BR/1BA ~ 1,344± Total Finished SF. ♦ Year Built: 1956 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater
Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Electric: Fuses ♦ Basement: Full, Unfinished ♦ Gas Fire Place (1) ♦ Sump Pump



Step into comfort and charm with this lovingly maintained 3-bedroom, 1-bath brick ranch nestled in Belleville, IL. From the front entrance, you will be welcomed into a spacious living and dining area filled with natural light. The living room features a striking floor-to-ceiling stone mantle with a gas fireplace and a cozy hearth, while a wall of windows invites sunlight to pour in and compliments the adjacent dining space. The kitchen comes equipped with all appliances and gives access to the backyard, which is perfect for outdoor dining or weekend barbecues. Down the main hallway, the full bathroom is easily accessible from all three bedrooms, including the larger primary suite. Below, a full unfinished basement offers unlimited potential with washer and dryer hookups and two versatile bonus rooms ready for their transformation to best suit your own needs. The attached single-car garage ensures convenient access to both the home and basement. Set on a 0.20+/- acre lot and ideally positioned near schools, shopping, and major routes including IL Rte. 15 and Hwy 161. With three parcels selling as one, the opportunity here is as inviting as the home itself.



Additional Property Photographs

