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# Online Only Real Estate Auction

1 Eastland Drive, Beleville, IL 62221

**3BR/2BA RANCH HOME**

**FULLY RENTED**

**LONG TERM TENANT**



***Bidding Closes: 5PM***  
***Wednesday, September 24, 2025***

***Viewing: 12-2PM***  
***Sunday, September 21, 2025***

**County:** St. Clair ♦ **2024 Taxes:** \$2,435

**Exemptions:** None

**Zoning:** Residential

**Parcel Number:** 08-14.0-401-010

**Schools:** Whiteside Dist. #115 & Belleville East HS

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Terms: \$5,000 Down Day of Sale  
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



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.



# 1 Eastland Drive Property Information

3BR/2BA ~ 1,073± Finished SF ♦ Year Built: 1946 ♦ Central Air Conditioning ♦ Electric Furnace ♦ Electric Water Heater  
Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ Gravel Driveway



Expand your real estate portfolio with this turnkey, income producing home in Belleville, IL. Fully leased to a long-term tenant of over 10 years generating \$11,100 per year rental income at the current rental rate, this 3-bedroom, 2-bathroom residence delivers immediate cash flow and stability. Inside you will find 1,075± SF living space, including a welcoming living room, well-appointed kitchen, three comfortable bedrooms, a full bath, and a convenient half bath. Set on a 0.19± acre corner lot, the property features a fully fenced backyard, an additional storage shed and off-street parking. Recent capital improvements include a new roof, privacy fence and HVAC system ensuring minimal maintenance and maximum tenant satisfaction. Located near local schools, this home combines community appeal with long-term growth potential.

