

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

5.03± AC 3225 MARGARET MARY LANE, BELLEVILLE, IL 62221

BIDDING CLOSES: 5:30PM ~ THURSDAY, OCTOBER 16, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

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5.03± AC PARCEL
PARTIALLY CLEARED
RESIDENTIAL
POTENTIAL

5.03+/- Ac
Lines are approximate



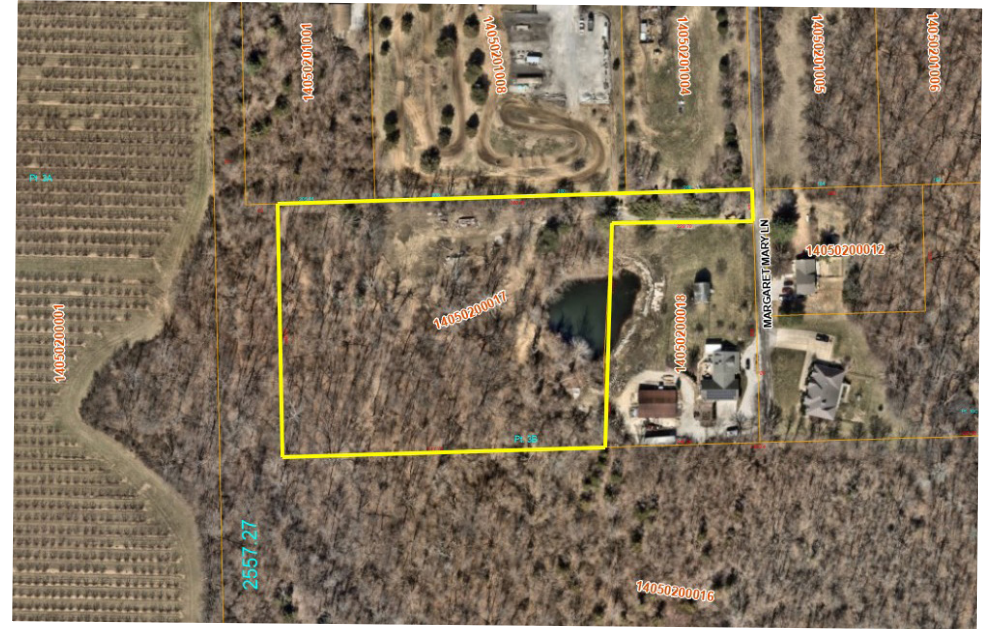
GENERAL INFORMATION & AUCTION TERMS



5.03± AC
TOTAL LOT SIZE

AG - AGRICULTURE
ZONING

\$946
TOTAL '24 TAXES



Escape to this 5.03± acre country retreat on Margaret Mary Lane in Belleville, IL, where a gently rolling meadow gives way to mature woods and your own private pond frontage. Zoned Agriculture within St. Clair County's jurisdiction, the land is ideally suited for a single-family residence. This property is best suited for a private well and sewer with electricity available, however no tap on fees have been paid by the current owner. Any commercial or non-residential use beyond the current zoning would require county approval, ensuring the property's tranquil character remains intact. Despite its tranquil, countrylike setting, this acreage lies just off Plum Hill School Road, fewer than 15 minutes from Belleville's historic Public Square, downtown Mascoutah, and only moments from Scott Air Force Base. Located in the Mascoutah School District, the acreage combines a peaceful, rural setting with easy access to schools, shopping, restaurants, and all the amenities of Metro East living.

PARCEL NUMBERS

P.I.N	Size	Amount
14-05.0-200-017	5.03± Ac.	\$946

Terms: \$10,000 Down Day of Sale on Each Tract of 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.

