

ONLINE ONLY REAL ESTATE AUCTION

1101 LIBERTY STREET, EVANSVILLE, IL 62242

VIEWING: SUNDAY, NOVEMBER 16TH ~ 12-2PM

BIDDING CLOSES: 7PM ~ WEDNESDAY, NOVEMBER 19, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

1.81± AC LOT
EVANSVILLE ZONING
2 PARCELS SELLING
AS ONE

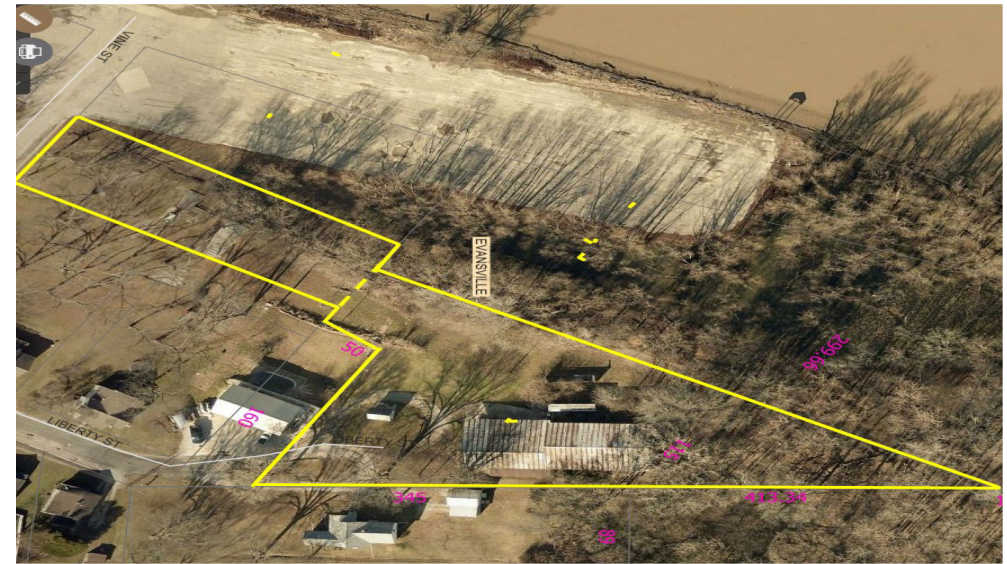
Lines are approximate

0.48+/- Ac

1.33+/- Ac



GENERAL INFORMATION & AUCTION TERMS



1.81± AC

TOTAL LOT SIZE

EVANSVILLE

ZONING JURISDICTION

\$251

TOTAL '24 TAXES

Discover a rare and exciting opportunity to own a 1.81± acre riverside property in Evansville, Illinois, ideally positioned off Vine and Liberty Street. Nestled near local schools and the scenic Kaskaskia River, this expansive parcel offers a peaceful yet accessible setting just moments from IL Route 3. The mostly level and partially cleared lot features a substantial metal building, formerly used as a fabrication warehouse, offering approximately 4,640± square feet of versatile space. With full electric capabilities and public water already connected, the infrastructure is in place to support a wide range of potential uses. Access to the building, provided by Vine Street through an additional parcel included in the sale, enhances the property's functionality and appeal. Located within the City of Evansville zoning authority, the property may require a special use variance for any purpose not currently permitted under existing regulations. With two parcels selling together as one, this property presents a unique chance to invest in a flexible site with tremendous potential for development, business, or creative reimagining.

**** PROPERTY LIES WITHIN A 100 YEAR AE-FLOOD PLAIN ****

PARCEL NUMBERS

P.I.N	Size	Amount
14-062-009-00	1.33± Ac.	\$203
14-062-004-00	0.48± Ac	\$48

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

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.



ADDITIONAL PHOTOGRAPHS

