

ONLINE ONLY REAL ESTATE AUCTION

21 & 23 GILBERT STREET, SWANSEA IL 62226

Adam's
Auction & Real Estate Services, Inc.

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BIDDING CLOSES: 5:30PM ~ TUESDAY, OCTOBER 28, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

0.53± AC LOT

S4-SINGLE FAMILY

**2 LOTS SELLING
AS ONE**

0.18+/- AC

0.35+/- AC

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



053± AC

TOTAL LOT SIZE



S4 - SINGLE FAMILY

ZONING

\$737

TOTAL '24 TAXES

Terrific opportunity to own a 0.53± acre residential lot located along Gilbert Street in Swansea, IL, this property, positioned near parks, schools, and Belleville's Public Square, benefits from easy access to major thoroughfares within the Metro East. The mostly level and partially cleared lot includes mature shade trees that add to its charm. With all public utilities available nearby for reconnection, the parcel is ready for development. Zoned S-4, Single Family within the Village of Swansea zoning district, the property is ideally suited for a single-family residence. Alternative development plans require approval from the Village of Swansea. This property includes two parcels selling as one, offering added flexibility and potential for a spacious homesite.

PARCEL NUMBERS

P.I.N	Size	Amount
08-21.0-209-008	0.18± Ac.	\$147
08-21.0-209-007	0.35± Ac	\$589

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500 Minimum
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.

