

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](http://www.AdamsAuctions.hibid.com)

**Online Only Real Estate Auction**  
**3720 12th Street, Carlyle, IL 62231**

**3,840± SF  
BUILDING**

**ZONED I-1, INDUSTRIAL**

**1.0± AC LOT**



***Bidding Closes: 5:30PM***  
***Thursday, December 11, 2025***

***Viewing: 12-1PM***  
***Thursday, December 4, 2025***

Text ADAMS to 1-800-496-6299 To Be  
Notified of ALL of our Upcoming Auctions



**County:** Clinton ♦ **2024 Taxes:** \$8,901  
\*\* Taxes will be reassessed due to recent  
split from larger parcel\*\*

**Exemptions:** None

**Parcel Numbers:** 08-07-01-400-017

**Zoning:** I-1 Industrial

**Total Lot Size:** 1.00± Ac

Terms: \$10,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 7% 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.

# 3720 12th Street Property Information

3,840± Total Sq. Ft. ♦ Year Built: 2005 ♦ Forced Air Geo Thermal Heating ♦ Electric: Breaker Box ♦ Central Air Electric Geo Thermal Furnace ♦ Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Metal ♦ Basement: None, Slab

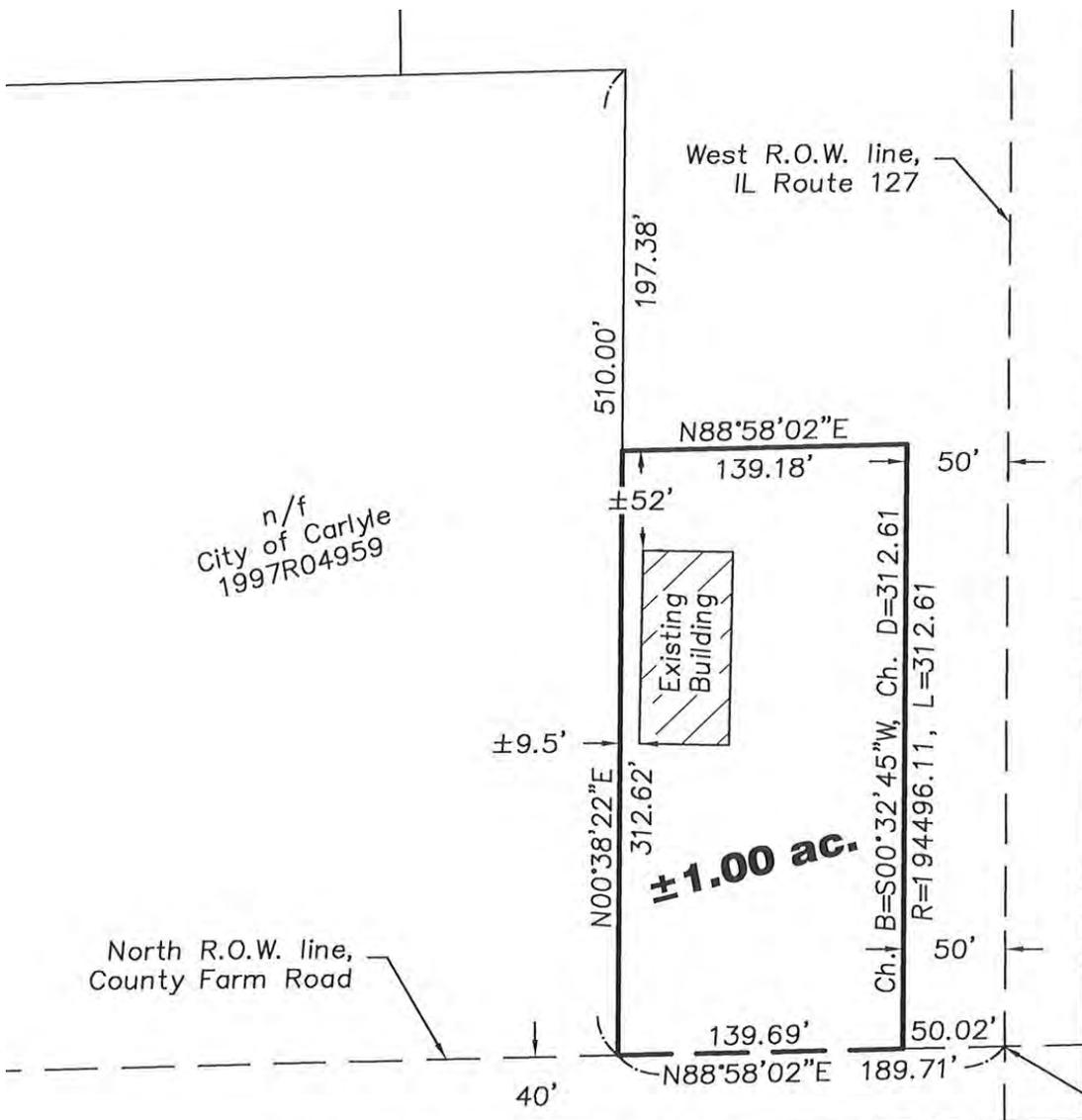


Discover a rare opportunity to start or expand your operation in Carlyle, IL. This 3,840± square foot I-1 industrial building sits on a full acre with prominent frontage on IL-127, benefiting from approximately 4,900 vehicles per day and excellent visibility minutes from Carlyle Lake and nearby local and national businesses. Inside, an expansive showroom welcomes customers with tiled flooring, built-in shelving along the upper interior walls, abundant overhead fluorescent lighting, a front reception counter, and a private office. A convenient half bathroom and a utility area with a manual bay door support both customer-facing and back-of-house functions, making the space ideal for showroom-driven retail, light manufacturing, contractors, or service businesses. The exterior combines practical durability and customer convenience with metal roof and siding, a partial wraparound covered concrete walkway, and a mix of paved asphalt and gravel parking at the front and side. Robust electrical service is available, including 220-amp access at the front of the building and a dedicated RV pad with additional 220-amp capability and a clean-out drain for specialized uses. Positioned for strong traffic exposure and flexible site use, this property offers an exceptional blend of functionality and location. Schedule a showing to see how this versatile building can support growth, streamline operations, and elevate your business presence in Carlyle.



# Additional Photographs





ILLINOIS ROUTE 127

50.02 feet to the  
127; thence, to  
point on the W  
2005R06138 of  
line, 312.62 feet  
West R.O.W. line  
distance of 194  
of beginning, c

SURVEYOR'S C  
I hereby c  
made under m  
representatives

It is not w  
of way, Federa  
lines, or other  
FEMA maps sh  
plat. This prof

Intersection of the  
West R.O.W., IL Rte 127