

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

516 South 16th Street, Belleville, IL 62220

**2BR/1BA HOME**  
**UNFINISHED BASEMENT**  
**0.45± ACRE LOT**



***Bidding Closes: 6:30PM***  
***Thursday January 15, 2026***

***Viewing: 12-2PM***  
***Sunday, January 11, 2026***

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

County: St. Clair ♦ 2024 Taxes: \$368

Parcel Number: 08-20.0-425-002

Exemptions: Owner Occupied, Senior Freeze  
Homestead Senior, Disabled Person

Zoning: Single Family

Total Lot Size: 0.45± Ac

Schools: Belleville Dist. #118 & Belleville East HS

Terms: \$5,000 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



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.

# 516 South 16th Street Property Information

2BR/1BA ~ 1,182± Total SF ♦ Year Built: 1979 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Breaker Box  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished, Walk-Up  
Detached 1 Car Carport



This charming Belleville home is bursting with potential and ready for you to make it your own. Set on a spacious 0.45± acre corner lot, the property welcomes you with a large living room and a sunroom bathed in natural light through large vinyl windows and flows seamlessly into a separate eat-in kitchen, thoughtfully placed beside the living area for effortless entertainment. The cozy kitchen features built-in upper and lower cabinetry, ready to be finished to suit your culinary style. An additional room highlighted by bay windows and built in cabinet space could be used as a formal dining area or office space. A well-appointed full bathroom is conveniently accessible from the primary bedroom and shared by an equally spacious bedroom, both offering large windows and ample closet space. Below the full yet unfinished basement houses the utilities as well as the washer and dryer hook-ups for the home and could be finished to expand the livable space. Outside a covered front porch invites quiet morning cups of coffee, while the expansive back yard is partially shaded by mature trees and has multiple flower gardens with perennials which include peonies, azaleas, blue and white hydrangeas, crepe myrtles, white lilac, daylilies, butterfly bush, daffodils, tulips, hyacinths, lily of the valley, yucca and flowering crab apple trees. The property is located within a mature Belleville neighborhood and just minutes from schools, local amenities, and the public square.



# *Additional Photographs*

