ONLINE ONLY REAL ESTATE AUCTION

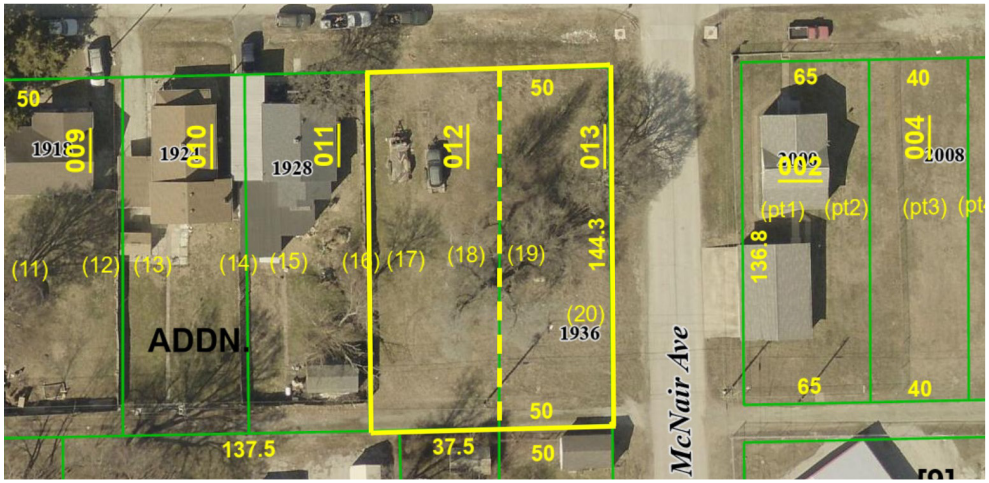
1932 4TH STREET, MADISON, IL 62060

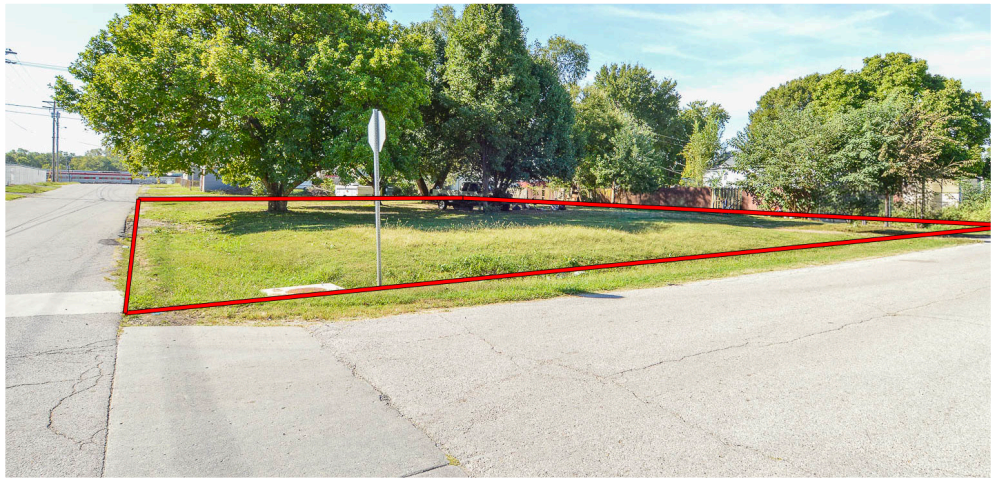
BIDDING CLOSES: 5:15PM ~ TUESDAY, DECEMBER 1, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

GENERAL INFORMATION & AUCTION TERMS





0.16± AC
TOTAL LOT SIZE

R1-RESIDENTIAL
ZONING JURISDICTION

$458
TOTAL '25 TAXES

Opportunity knocks with this double lot offering a combined 0.31+/- acres of residentially zoned land in Madison, IL, conveniently situated on the corner of 4th Street and McNair Avenue. A home previously occupied the site but has since been removed, leaving public utilities available for re-installation by the new owner. The property is zoned R-1, Residential and falls within the City of Madison's zoning jurisdiction and any use beyond those currently permitted will require approval from the City of Madison. Enjoy a convenient location just minutes from local schools, established businesses, I-55, I-70, and downtown St. Louis. Both parcels are being sold together as one offering, presenting an opportunity for buyers looking to build or invest in a residential property.

PARCEL NUMBERS

P.I.N	Size	Amount
17-2-20-30-13-301-012	0.16± Ac.	$247
17-2-20-30-13-301-013	0.15± Ac.	$211

Terms: $10,000.00 Down Day of Sale on Each Tract of Real Estate
Balance Due in 30 Days • 13% or $1,500 Minimum 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.