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

Online Only Real Estate Auction

31 Carnation Drive, Belleville, IL 62221

2BR/1BA HOME

0.35± ACRE LOT

INVESTMENT POTENTIAL

Bidding Closes: 6:30PM

Mon., November 30, 2026

Viewing: 12-2PM

Sun., November 22, 2026

County: St. Clair• **2025 Taxes:** $2,101
Parcel Number: 08-24.0-106-030
Exemptions: Owner Occupied, Senior Citizen Senior Assessment Freeze
Total Lot Size: 0.36± Ac
Zoning: Residential
Schools: Belleville Dist. 118 & Belleville East HS

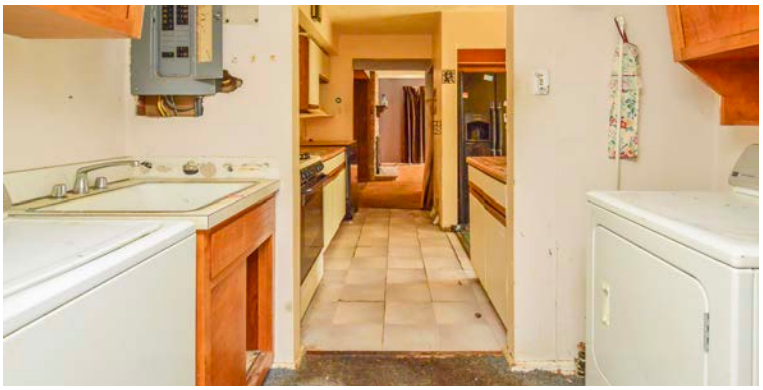
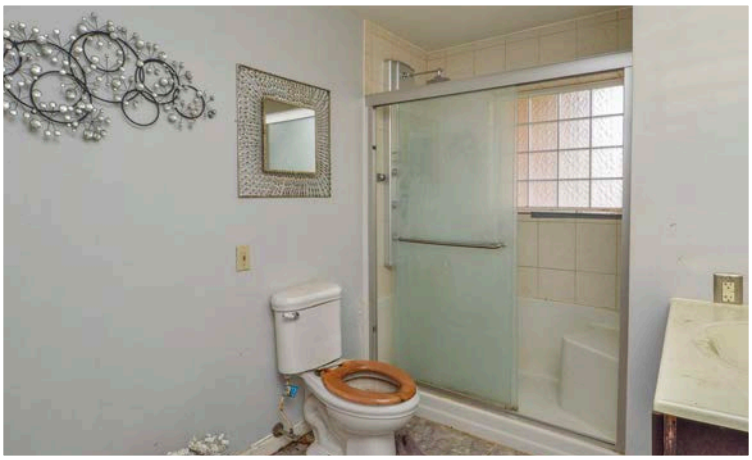
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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

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.

31 Carnation Drive Property Information

2BR/2BA ~ 1,752± SF ◆ Year Built: 1956 ◆ Forced Air • Water & Sewer: Public ◆ Gas Water Heater ◆ Central A/C
Gas Furnace ◆ Electric: Circuit Breaker ◆ Roof: Shingle ◆ Basement: None, Crawl Space/Slab

Calling all investors and savvy flippers! Don't miss this opportunity to bring your vision to life with this potential-filled 2BR/2BA home located within the highly desirable Chenot Place subdivision in Belleville, IL! The front entrance opens into a spacious living room highlighted by built-in shelving and a wood-burning fireplace. Two generously sized bedrooms share a conveniently located full bathroom. The cozy kitchen features an adjoining dining area and is ready for your updates. Just off the kitchen, a laundry area opens into a rear bonus room featuring a 3/4 bathroom and exterior access, offering potential for use as a third bedroom or additional living space. Situated on a spacious 0.35+/- acre lot, the property offers plenty of room and possibilities for improvements and updates. Conveniently located near local schools and parks, a mere 3 miles from Downtown Belleville, and 6 miles from Scott Air Force Base. This property presents an excellent opportunity for investors or anyone looking to transform a home in an established, sought after Belleville neighborhood!

Additional Photographs