

ONLINE ONLY REAL ESTATE AUCTION

311 SOUTH STATE STREET, FREEBURG, IL 62243

BIDDING CLOSES: 5PM ~ THURSDAY, JANUARY 25, 2024

VIEWING: WEDNESDAY, JANUARY 17 ~ 4-6PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

**BANK OWNED
1,848+/- SF BUILDING
ZONED B-2
HWY. BUSINESS**



GENERAL INFORMATION & AUCTION TERMS



0.41± ACRES

TOTAL LOT SIZE

B-2 HWY. BUSINESS

ZONING

1,848+/- SQ. FT.

TOTAL SQUARE FEET

\$4,180

TOTAL '22 TAXES

All Public Utilities • Electric: Breaker Box • Central Heating and Air • Gas Furnace • Electric Water Heater
 10,400+/- Average Daily Traffic Counts On Rte. 15 • Basement: Slab • AC Units (1) • Fire Alarm System • 2 Exits
 7 Office Spaces • 2 Restrooms • Full Brick Exterior • Former Bank Building
 Paved Front, Side and Back Parking • **Building Is Bank Owned**
Property Will Be Subject To Restrictive Use Covenant As Deeded

PARCEL NUMBERS

P.I.N	Size	Amount
14-29.0-104-006	0.41± AC	\$4,180

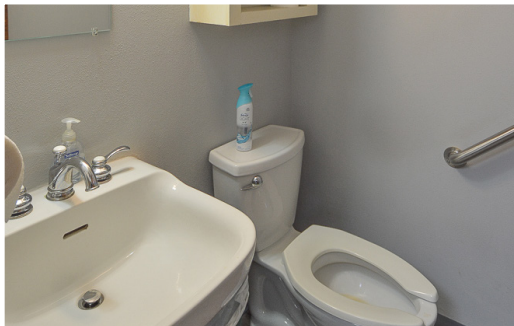
Terms: \$5,000 Down Day of Sale on Real Estate
 Balance Due in 90 Days • 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

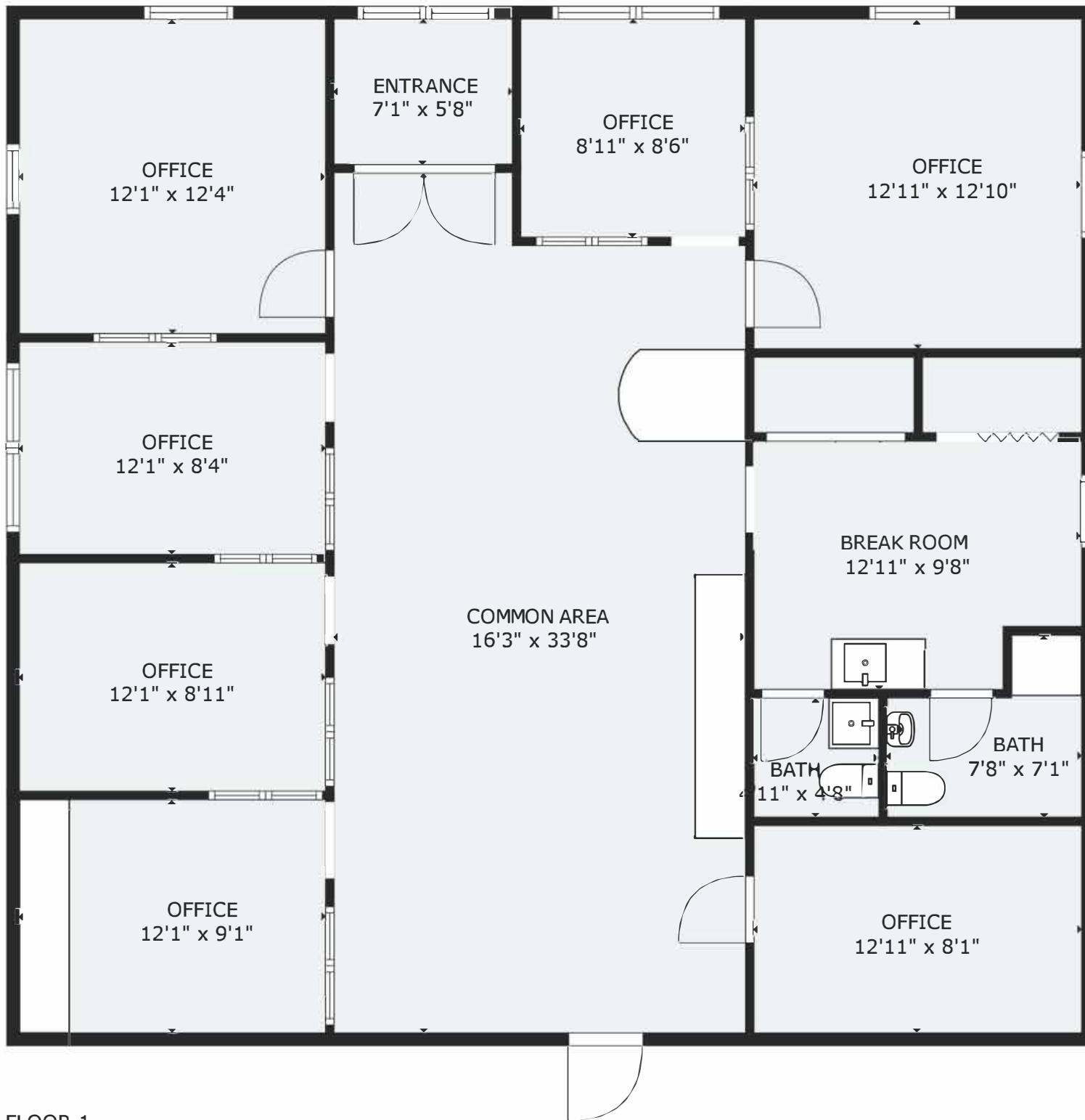


Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.

ADDITIONAL PROPERTY PHOTOS





FLOOR 1