

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

XXXX WEST HIGHWAY 50, O'FALLON, IL 62269

BIDDING CLOSES: 6PM ~ WEDNESDAY, MARCH 20, 2024



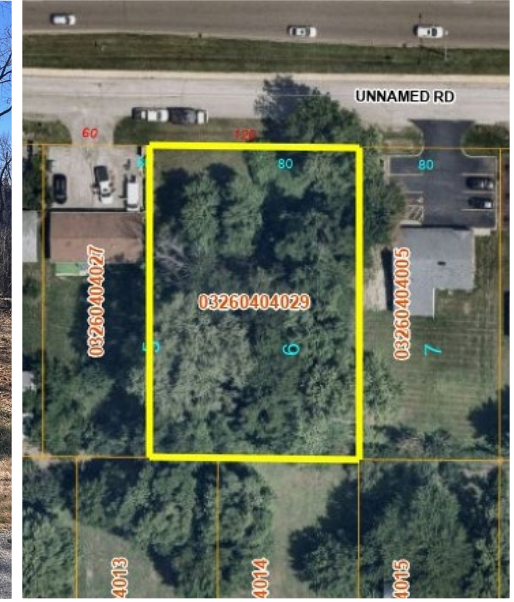
618-234-8751
Adam Jokisch
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For Online Bidding Visit: AdamsAuctions.HiBid.com



80' X 120' PARCEL
ZONED SR-2
IN O'FALLON!

GENERAL INFORMATION & AUCTION TERMS



0.47+/- AC
TOTAL LOT SIZE

SR-2 SINGLE FAMILY RESIDENCE
ZONING

\$315
TOTAL '22 TAXES

Nearly a half-acre residential lot in O'Fallon! This partially wooded 0.45+/- acre lot is zoned SR-2 Single Family but could be used for commercial purposes through a special use variance from the City of O'Fallon. The property is located one signalized intersection from access to I-64 off West Highway 50 near local and national restaurant and retail establishments. The property has all public utilities available and benefits from 20,500+/- average daily traffic counts off Highway 50.

PARCEL NUMBERS

P.I.N	Size	Amount
03-26.0-404-029	0.47± Ac.	\$315

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 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



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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.