

# ONLINE ONLY REAL ESTATE AUCTION

TBB OLD ST. LOUIS ROAD, BELLEVILLE, IL 62223

**BIDDING CLOSES: 6PM ~ WEDNESDAY, JULY 10, 2024**



618-234-8751  
Adam Jokisch  
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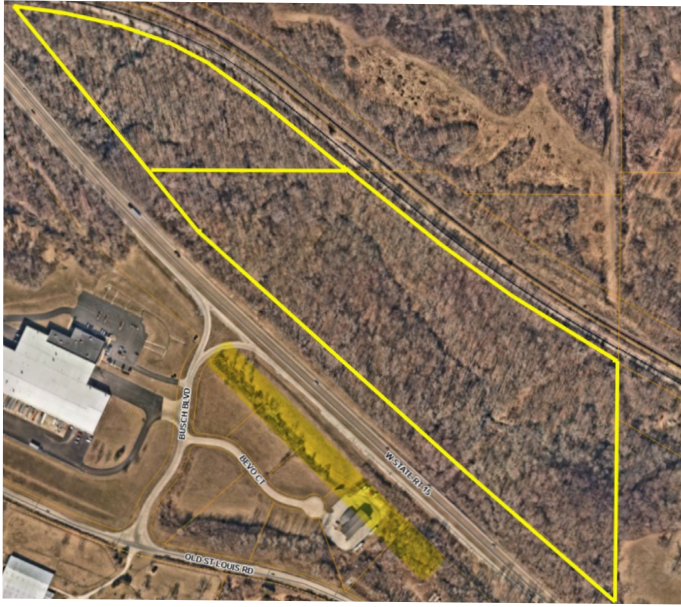
For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)



**38.6+/- AC  
ZONED A- AGRICULTURE  
TWO PARCELS  
SELLING AS ONE!**

Lines are approximate.

# GENERAL INFORMATION & AUCTION TERMS



**38.6+/- AC**

TOTAL LOT SIZE



**A-AGRICULTURE**

ZONING

**\$1,276**

TOTAL '23 TAXES

Great opportunity to acquire these 38.6+/- acres of woodlands directly off Route 15 in Belleville, IL! The property is in the St. Clair County zoning jurisdiction and is zoned A-Agriculture, any other use of the property would need to be approved by St. Clair County. Public utilities are available near property however, no tap on fees have been paid. A private well or septic system would also be permissible to be installed on property. These two separate parcels are selling as one and located in the Belleville #201 School District just minutes from I-255, downtown St. Louis and all Metro East amenities!

## PARCEL NUMBERS

P.I.N	Size	Amount
07-10.0-200-010	29.45± Ac.	\$1,056
07-03.0-400-018	9.20± Ac.	\$220

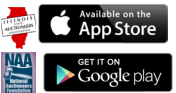
Terms: \$10,000 Down Day of Sale on Real Estate

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



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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.