

# ONLINE ONLY REAL ESTATE AUCTION



**4480 Biverton Drive, Swansea, IL 62226**  
**3.91- Ac. Commercial Property Ready for Development**

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**BIDDING CLOSES: 3PM ~ WEDNESDAY, AUGUST 14TH 2024**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**3.91+/- AC**  
**HB-HIGHWAY**  
**BUSINESS ZONING**



# GENERAL INFORMATION & AUCTION TERMS



**3.91+/- AC**  
TOTAL LOT SIZE

**HB HIGHWAY BUSINESS**  
VILLAGE OF SWANSEA ZONING

**\$5,431**  
TOTAL '23 TAXES

Prime 3.91+/- acre development opportunity in Swansea, IL! The property is located among locally established and national businesses near the strong retail corridor of IL-159 thereby making all Metro East amenities and St. Louis easily accessible! The property has all public utilities available and is located directly off Frank Scott Parkway on Biverton Drive. The property is zoned HB-Highway Business and is located within the Village of Swansea Zoning Jurisdiction. Any variations on the zoning restrictions would need to be approved by the Village of Swansea.

## PARCEL NUMBERS

P.I.N	Size	Amount
08-03.0-105-048	3.91± Ac.	\$5,431

Terms: \$3,000 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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