

ONLINE ONLY REAL ESTATE AUCTION

FOX VALLEY SUBDIVISION, BELLEVILLE, IL 62221
42 DUPLEX / VILLA LOTS & 2 COMMERCIAL LOTS

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

For Online Bidding Visit: AdamsAuctions.HiBid.com

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



GENERAL INFORMATION & AUCTION TERMS



42

RESIDENTIAL DUPLEX LOTS

CITY OF BELLEVILLE

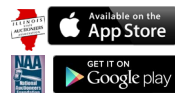
ZONING JURISDICTION

2

COMMERCIAL LOTS

Ready for Developers • Mostly Level Duplex Lots Near Mascoutah Avenue & Greenmount Road
1,200 SF Minimum for All Structures • All Public Utilities Available Onsite • No Tap On Fees Paid
City of Belleville Zoning Jurisdiction • Schools: Belle Valley Dist. #119 & BTHS East
Convenient Route 15 Access • Close to Scott AFB
2 Commercial Lots Totaling 4.49± Acres & 742'± of Frontage on Mascoutah Avenue

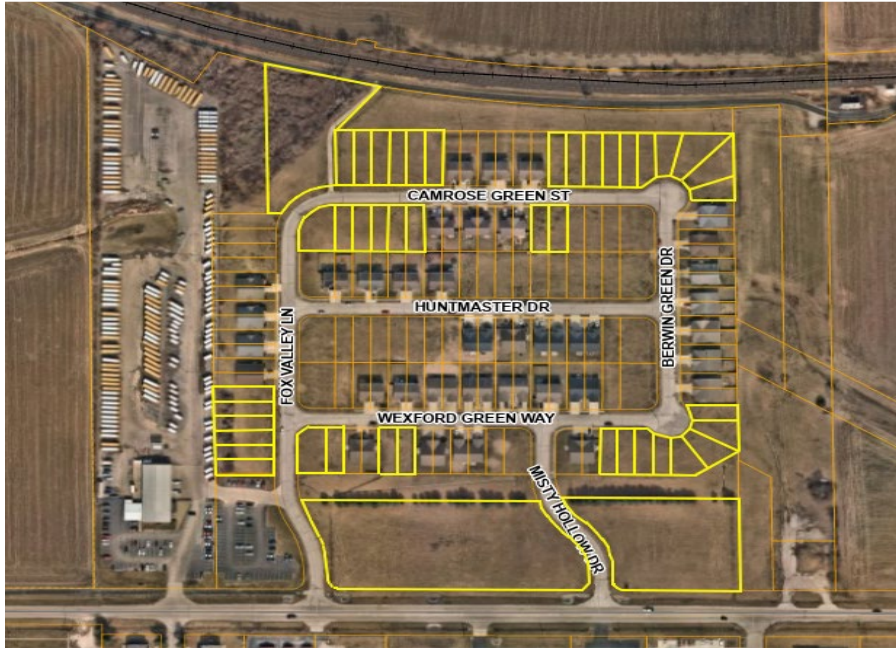
Terms: \$3,000 Down Day of Sale on Each Lot
Balance Due in 30 Days on Each Lot • 6% Buyers Premium on Each Lot
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



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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.

GENERAL INFORMATION FOR EACH LOT



LOT	PARCEL	ADDRESS	2023 Taxes
89	08-26.0-213-062	2052 Camrose Green St,	\$395
90	08-26.0-213-061	2048 Camrose Green St,	\$395
97	08-26.0-213-006	2020 Camrose Green St	\$395
98	08-26.0-213-005	2016 Camrose Green St	\$395
99	08-26.0-213-004	2012 Camrose Green St	\$395
100	08-26.0-213-003	2008 Camrose Green St	\$395
101	08-26.0-213-002	2004 Camrose Green St	\$395
102	08-26.0-213-001	2000 Camrose Green St	\$619
103	08-26.0-212-097	2001 Camrose Green St	\$441
104	08-26.0-212-098	2005 Camrose Green St	\$472
105	08-26.0-212-099	2009 Camrose Green St	\$471
106	08-26.0-212-100	2013 Camrose Green S	\$471
107	08-26.0-212-101	2017 Camrose Green St	\$470
108	08-26.0-212-102	2021 Camrose Green S	\$470
115	08-26.0-212-051	2049 Camrose Green St	\$466
116	08-26.0-212-052	2053 Camrose Green St	\$465
117	08-26.0-212-053	2057 Camrose Green St	\$465
118	08-26.0-212-054	2061 Camrose Green St	\$464
119	08-26.0-212-055	2065 Camrose Green St	\$464
120	08-26.0-212-056	2069 Camrose Green St	\$441
121	08-26.0-212-057	2073 Camrose Green St	\$461
122	08-26.0-212-058	2077 Camrose Green St	\$645
123	08-26.0-212-059	3300 Berwin Green Dr	\$475
124	08-26.0-212-060	3304 Berwin Green Dr	\$372
140	08-26.0-212-082	3424 Berwin Green Dr	\$448
141	08-26.0-212-090	3432 Berwin Green Dr	\$463
142	08-26.0-212-089	3432 Berwin Green Dr	\$455
143	08-26.0-212-088	2076 Wexford Green Way	\$320
144	08-26.0-212-087	2072 Wexford Green Way	\$383
145	08-26.0-212-086	2068 Wexford Green Way	\$393
146	08-26.0-212-085	2064 Wexford Green Way	\$393
7	08-26.0-215-006	2020 Wexford Green Way	\$394
8	08-26.0-215-005	2016 Wexford Green Way	\$394
11	08-26.0-215-002	2004 Wexford Green Way	\$394
12	08-26.0-215-001	2000 Wexford Green Way	\$545
Common Area A	08-26.0-212-113	3301 Fox Valley Ln	\$0
13	08-26.0-212-026	3509 Fox Valley Ln	\$411
14	08-26.0-212-025	3505 Fox Valley Ln	\$413
15	08-26.0-212-024	3501 Fox Valley Ln	\$415
16	08-26.0-212-023	3429 Fox Valley Ln	\$417
17	08-26.0-212-022	3425 Fox Valley Ln	\$419
18	08-26.0-212-021	3421 Fox Valley Ln	\$421
150	08-26.0-215-014	3509 Misty Hollow Drive	\$4,069
149	08-26.0-212-092	3508 Misty Hollow Drive	\$1,386