

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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For Online Bidding Visit:
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2BR/1.5BA DUPLEX

2 - 1,360+/- SQ. FT. UNITS

0.26+/- AC LOT

Online Only Real Estate Auction

13 & 14 Kings Court, Swansea, IL 62226



Bidding Closes: 5:30PM
Thursday, September 19, 2024

County: St. Clair ♦ **2023 Taxes:** \$3,337

Exemptions: None

Parcel Numbers: 08-16.0-314-041

Zoning: Single Family

Total Lot Size: 0.26± Ac

Schools: High Mount Dist. #116 & Belleville East HS

Viewing: 12-2PM
Sunday, September 15, 2024

Terms: \$5,000 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

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



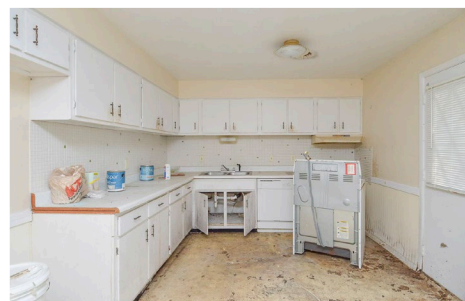
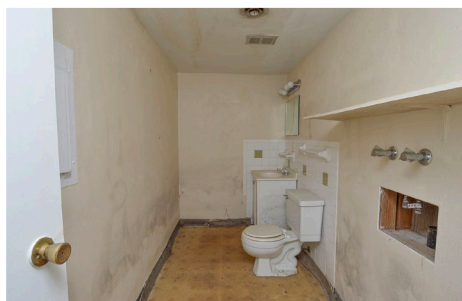
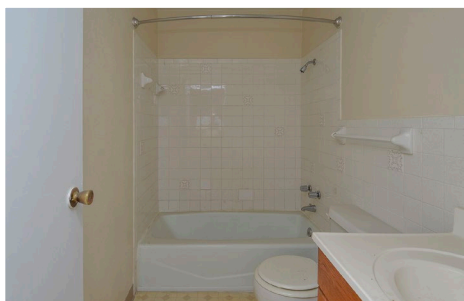
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

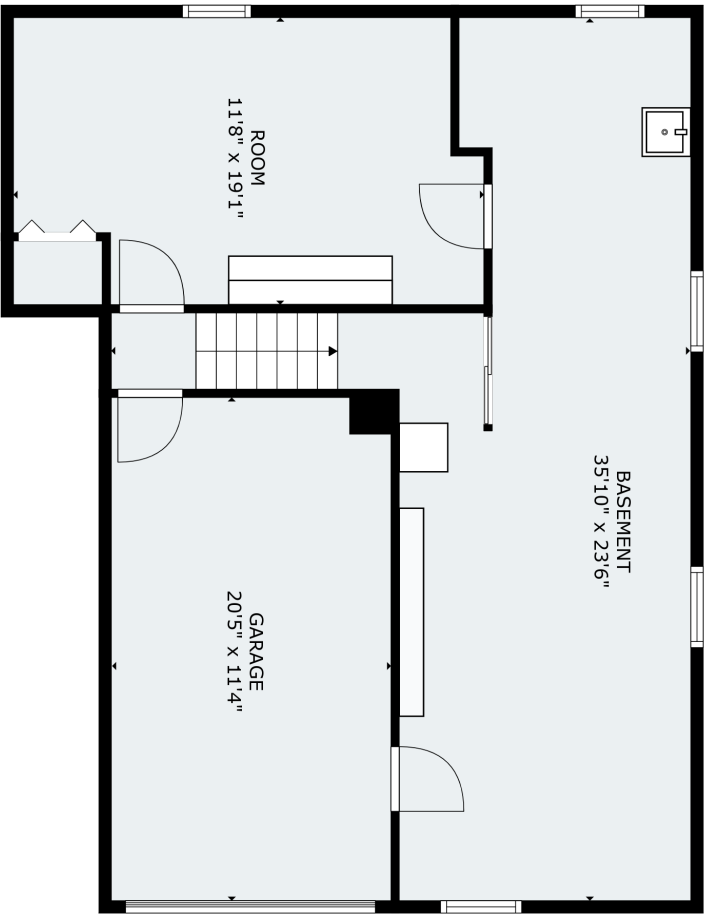
13 & 14 Kings Court Property Information

(2) 2BR / 1.5BA Units ~ 2,720± Total Finished Sq. Ft. ♦ Year Built: 1974 ♦ Forced Air Heating ♦ Central Air Conditioning
Electric Furnace ♦ Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Slab
Electric: Circuit Breakers ♦ Paved Driveway ♦ (2) ~ 1 Car Covered Carports

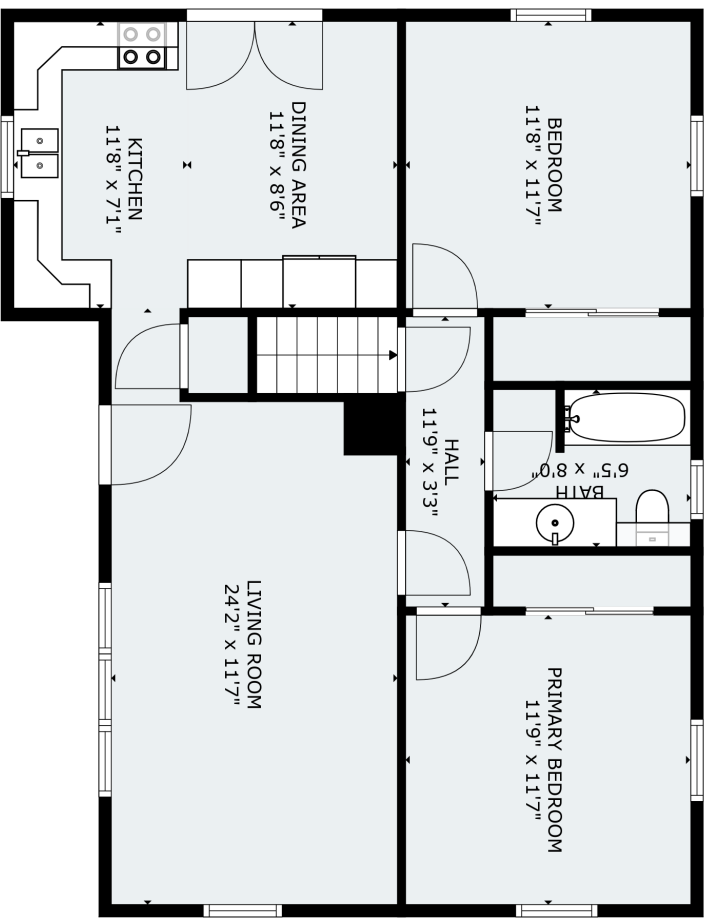


Don't miss your opportunity to add to your existing portfolio of rental properties with this potential filled 2,720+/- SF split level duplex in Swansea, IL! The building consists of two units with each unit 2 bedrooms and 2 baths, an eat-in kitchen, and a living room. Each unit has approximately 1,360+/- SF of livable space. The exterior features two gravel driveways each with a covered, single car carport. The building is in various stages of disrepair and has all public utilities available however, none are currently active. Located near schools as well as all major Metro East thoroughfares and amenities. It will be the responsibility of the buyer to inspect all components of the home including but not limited to the HVAC.





FLOOR 1



FLOOR 2

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

