

# ONLINE ONLY REAL ESTATE AUCTION

275 St. Louis Street, Centralia, IL 62801

**VIEWING: SUNDAY, SEPTEMBER 1ST ~ 12-2PM**

**BIDDING CLOSES: 4PM ~ WEDNESDAY, SEPTEMBER 4TH, 2024**

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

**Adam's**  
Auction & Real Estate Services, Inc.

618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751

**0.83± AC PARCEL**

**SIX LOTS  
SELLING AS ONE  
PUBLIC UTILITIES  
AVAILABLE**



# GENERAL INFORMATION & AUCTION TERMS



**0.83± AC**  
TOTAL LOT SIZE

**MH- Mobile Home Overlay**  
ZONING

**\$927**  
TOTAL '23 TAXES

Calling all investors! Great opportunity to acquire this 0.83± acre parcel with three mobile homes in centralia, IL! The parcel consists of lots 8-13 and includes three mobile homes. Two of the mobile homes are uninhabitable and the third mobile home has a tenant in the HUD program paying \$400.00 a month in rent. The property has all public utilities available and is zoned MH- Mobile Home Overlay. The property is located near schools and just minutes from Hwy. 161!

## PARCEL NUMBERS

P.I.N	Size	Amount
14-20-004-305	0.83± Ac.	\$927

Terms: \$2,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% or \$500 Minimum 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.