

# ONLINE ONLY REAL ESTATE AUCTION

36 & 38 APPLE TREE LANE, BELLEVILLE, IL 62221

**VIEWING: SUNDAY, AUGUST 25TH ~ 2:30-4:30PM**

**BIDDING CLOSES: 6:30PM ~ WEDNESDAY, AUGUST 28TH, 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

**FULLY RENTED**

**2,416+/- SQ. FT. DUPLEX**

**BANK OWNED!**



# GENERAL INFORMATION & AUCTION TERMS



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

**A-1 SINGLE FAMILY**  
ZONING

**\$4,699**  
TOTAL '23 TAXES

Calling all investors! Fully rented duplex featuring a 3BR/1.5BA and a 2BR/1BA in Belleville, IL! Unit #38 rent is \$650.00/month with 1,372+/- Sq. Ft. of living space and features a living room, kitchen, a full bathroom, a half bathroom and three bedrooms. Unit #36 rent is \$600.00/month with 992+/- Sq. Ft. of living space and features a living room, kitchen, a full bathroom and two bedrooms. Both units have central heating and air conditioning and are on a crawl space. The property is located near schools, businesses and established national retail chains. **Property is bank owned.**

## PARCEL NUMBERS

P.I.N	Size	Amount
08-23.0-303-181	0.25± Ac.	\$4,699

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



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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.