

Professional Real Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

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# Online Only Real Estate Auction

2513 Old Collinsville Road, Belleville, IL 62226

**3BR/1BA HOME**  
**WALK-OUT BASEMENT**

**4 PARCELS**  
**SELLING AS 1**



*Bidding Closes: 6PM*  
*Wednesday, January 29, 2025*

County: St. Clair ♦ 2023 Taxes: \$4,018

Exemptions: None

Parcel Numbers: 08-14.0-100-005, 08-14.0-100-049  
08-15.0-200-054, 08-15.0-200-029

Zoning: Single Family

Total Lot Size: 3.27± Ac

*Viewing: 12-2PM*  
*Sunday, January 26, 2025*

Schools: Whireside Dist. #115 & Belleville East HS

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Notified of ALL of our Upcoming Auctions

Terms: \$10,000 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



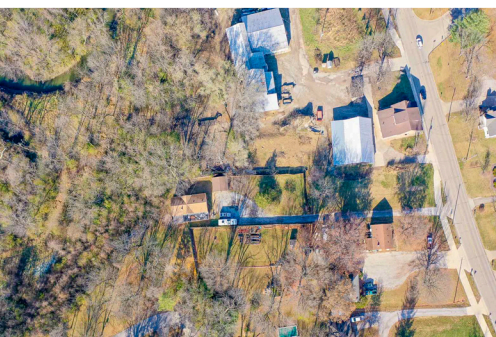
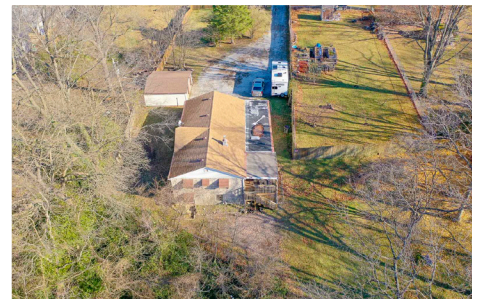
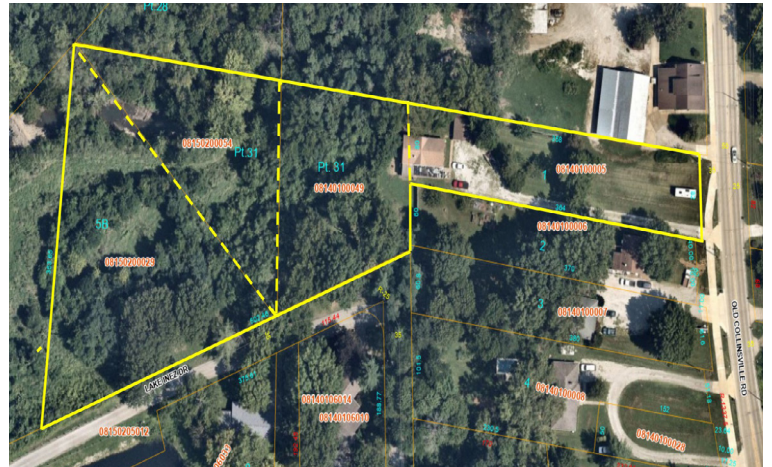
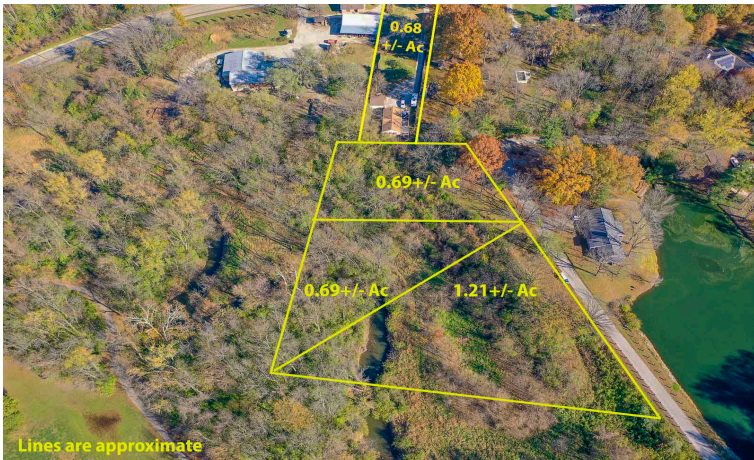
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

# 2513 Old Collinsville Road Property Information

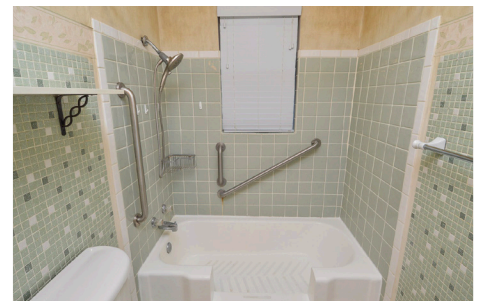
3BR/1BA ~ 1,300± Total Finished Sq. Ft. ♦ Year Built: 1948 ♦ Forced Air Heating ♦ Electric: Breaker Box ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Gravel Driveway ♦ 2 Car Detached Garage  
Basement: Full, Unfinished, Walk-out

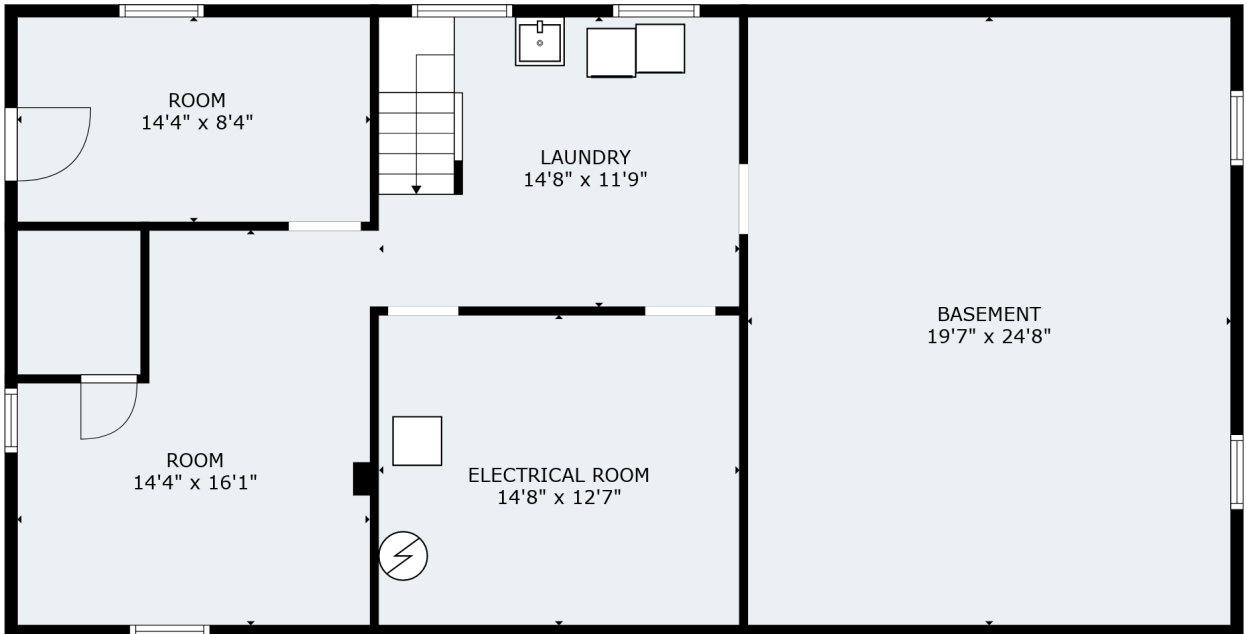
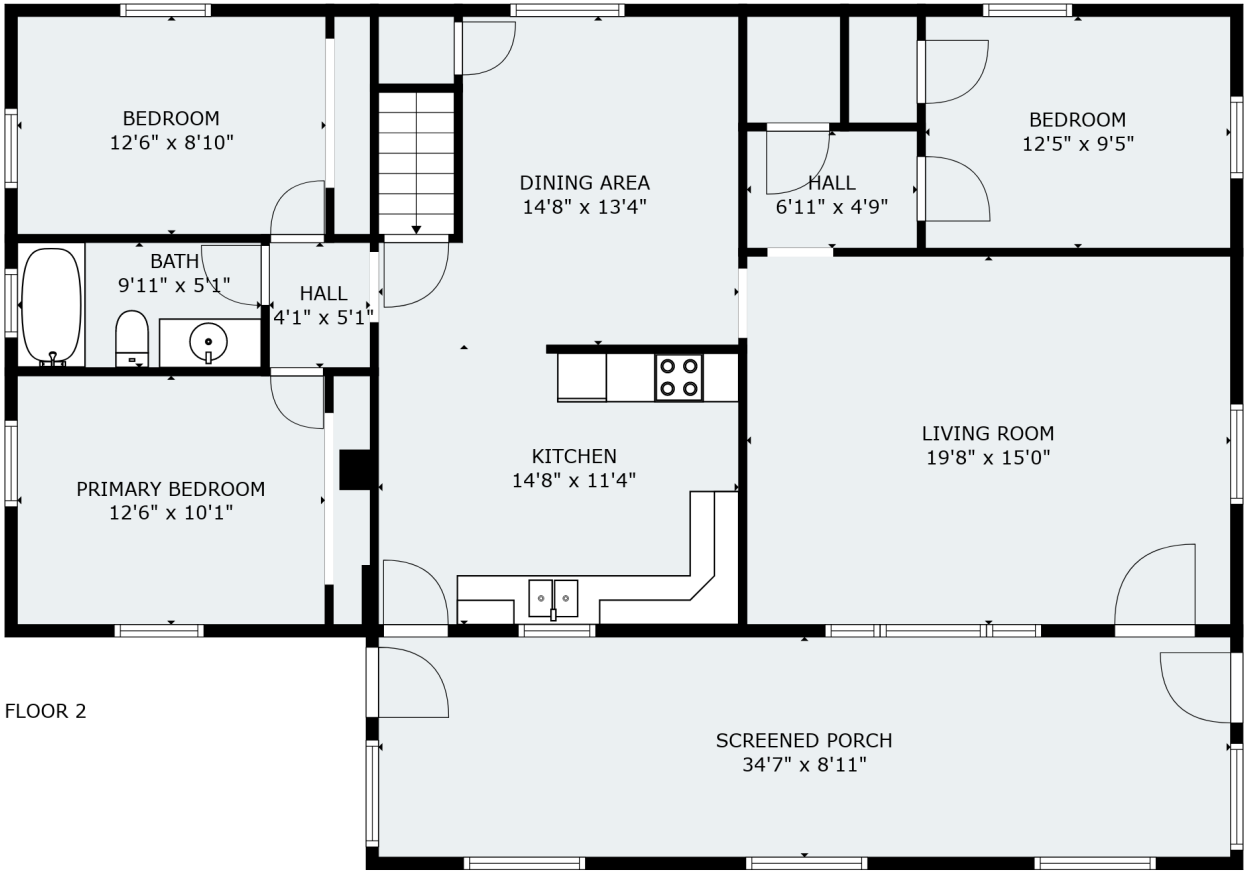


Practically move in ready 3BR/1BA home with a full, walk-out basement and detached two car garage on 3.27± Acres in Belleville, IL! The home features a large, carpeted living room, a combined kitchen and dining area with vinyl flooring, three bedrooms with built-in shelving and ample closet space, and a full bathroom. The home has a full, unfinished basement with a laundry room and three bonus rooms that could be finished for additional living space. Also available are an enclosed sunroom at the front of the home and a covered deck at the rear of the home. The property has four parcels selling as one. Three of the parcels are located adjacent to Lake Inez Subdivision and the Lake Inez HOA could be petitioned to annex the three parcels without the house, into the subdivision. The property is conveniently located directly off Old Collinsville Road near shopping, restaurants and all Metro East amenities!



# Additional Property Photographs





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