

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

**** ABSOLUTE AUCTION ****

1300 LEBANON ROAD, COLLINSVILLE, IL 62234

BIDDING CLOSES: 5:30PM ~ WEDNESDAY, JANUARY 29, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com



618-234-8751

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



3.02+/- ACRES

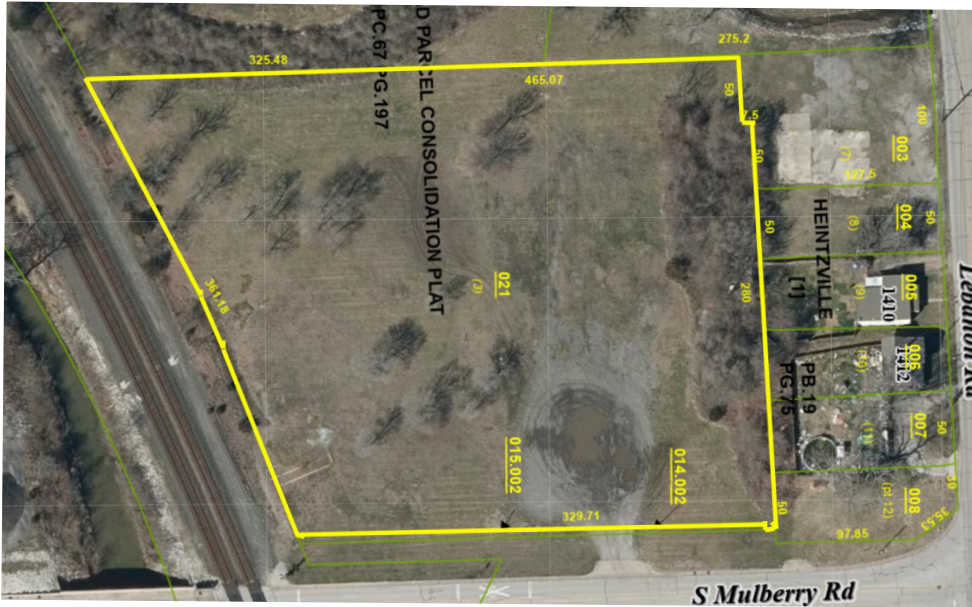
**ZONED M-1
INDUSTRIAL**

UTILITIES AVAILABLE

3.02+/- Ac

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



3.02+/- AC

TOTAL LOT SIZE

M-1 INDUSTRIAL

ZONING

\$0.00

TOTAL '23 TAXES

Calling all investors! 3.02+/- acres zoned M-1 Industrial located directly off Lebanon Road in Collinsville, IL! The property is situated within an industrial area and located less than 1 mile off IL Rte. 159 just minutes from the I-55/I-70 exchange and I-255. All public utilities are available near the property and would need to be installed by the new owner. In addition, the property benefits from approximately 320' of road frontage off of South Mulberry Road and is near other locally established businesses!

**** ABSOLUTE AUCTION! PROPERTY WILL SELL TO HIGHEST BIDDER REGARDLESS OF PRICE ****

PARCEL NUMBERS

P.I.N	Size	Amount
13-2-21-27-20-401-021	3.02± Ac.	\$0.00

**SELLER WILL BE RESPONSIBLE FOR 2024 TAXES IN 2025
BUYER WILL BE RESPONSIBLE FOR ALL OF 2025 TAXES**

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



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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.