

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

**** ABSOLUTE AUCTION ****

9501 IL ROUTE 15, BELLEVILLE, IL 62223

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

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

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

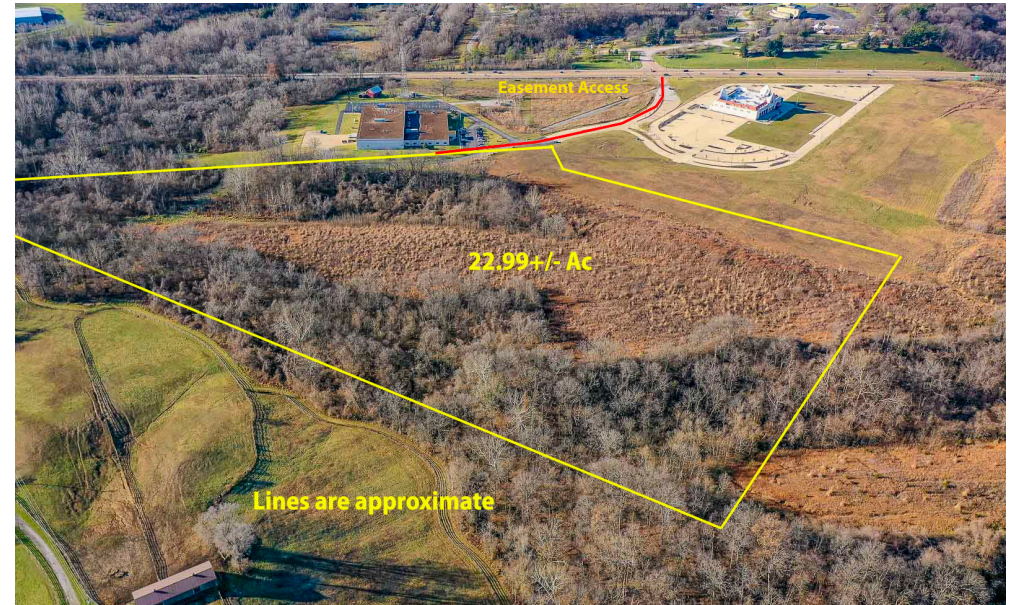
Easement Access

22.99+/- Ac

Lines are approximate

22.99± ACRES
ZONED C-2
HEAVY COMMERCIAL
UTILITIES ONSITE

GENERAL INFORMATION & AUCTION TERMS



22.99± AC

TOTAL LOT SIZE

C-2 HEAVY COMMERCIAL

ZONING

\$0.00

TOTAL '23 TAXES

Potential filled 22.99± acres zoned C-2, Heavy Commercial located directly off IL-Rte. 15 in Belleville, IL! The property lies within the City of Belleville Zoning Jurisdiction and has all public utilities available on-site. Any potential use not permitted within the zoning code would need to be approved by the City of Belleville. The ground offers mixed use potential with some woodlands and cleared ground and is mostly flat to gently rolling. Conveniently located minutes from I-255, downtown St. Louis and all major Metro East thoroughfares!

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PARCEL NUMBERS

P.I.N	Size	Amount
07-03.0-401-003	22.99± Acres	\$0.00

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



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

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

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.