

Professional Real Estate Auctions By:
Adam's
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Adam Jokisch
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Online Only Real Estate Auction

326 Lynnwood Drive, Fairview Heights, IL 62208

1,100+/- SF. REHAB HOME

PUBLIC UTILITIES AVAILABLE

3 PARCELS
SELLING AS 1

Lines are approximate

2.97+/- Ac
RR1-Residential
03-32.0-102-002

2.59+/- Ac
C-Conservation
03-29.0-310-002

1.58+/- Ac
C-Conservation
03-29.0-310-004

Bidding Closes: 6PM
Thursday, February 20, 2025

Viewing: 12-2PM
Sunday, February 16, 2025

County: St. Clair ♦ 2023 Taxes: \$1,236

Exemptions: None

Parcel Numbers: 03-29.0-310-002, 03-32.0-102-002
03-29.0-310-004

Zoning: C-Conservation, RR1-Rural Residential,

Total Lot Size: 7.14± Ac

Schools: Grant Dist. #110 & Belleville West HS

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Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 minimum
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.

326 Lynnwood Drive Property Information

Potential filled 7.14+/- acre lot and 1,100+/- Sq. Ft. former residence located minutes from shopping and restaurants in Fairview Heights, IL! The property consists of three parcels selling as one with each parcel having separate zoning jurisdictions and zoning codes. Parcel 03-29.0-310-002 consists of 2.59+/- acres, lies within the City of Fairview Heights zoning jurisdiction and is zoned C-Conservation. In addition, this parcel also has a former residence that is in various stages of disrepair and will need to be rehabbed or replaced before being occupied. Parcel 03-32.0-102-002 consists of 2.97+/- acres, lies within St. Clair County zoning jurisdiction and is zoned RR1-Rural Residential District. Parcel 03-29.0-310-004 consists of 1.58+/- acres, lies within the City of Fairview Heights zoning jurisdiction and is zoned C-Conservation. All parcels would allow for a single-family residence to be built and have public water, electricity and natural gas available to be installed onsite by the new owner. Currently the site is best suited for private sewer which could also be installed by the new owner.

