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# Online Only Real Estate Auction

**3720 12th Street, Carlyle, IL 62231**

**3,840+/- SF BUILDING**

**ZONED I-1 INDUSTRIAL**

**1.0+/- AC LOT**



***Bidding Closes: 6PM***  
***Thursday, March 13, 2025***

***Viewing: 12-2PM***  
***Sunday, March 9, 2025***

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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.

**County:** Clinton ♦ **2023 Taxes:** \$8,901  
\*\* Taxes will be reassessed due to recent split from larger parcel\*\*

**Exemptions:** None

**Parcel Numbers:** 08-07-01-400-017

**Zoning:** I-1 Industrial

**Total Lot Size:** 1.00± Ac

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



# 3720 12th Street Property Information

3,840± Total Sq. Ft. ♦ Year Built: 2005 ♦ Forced Air Geo Thermal Heating ♦ Electric: Breaker Box  
Central Air ♦ Electric Geo Thermal Furnace ♦ Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Metal  
Paved Asphalt & Gravel Parking Lot ♦ Basement: None, Slab



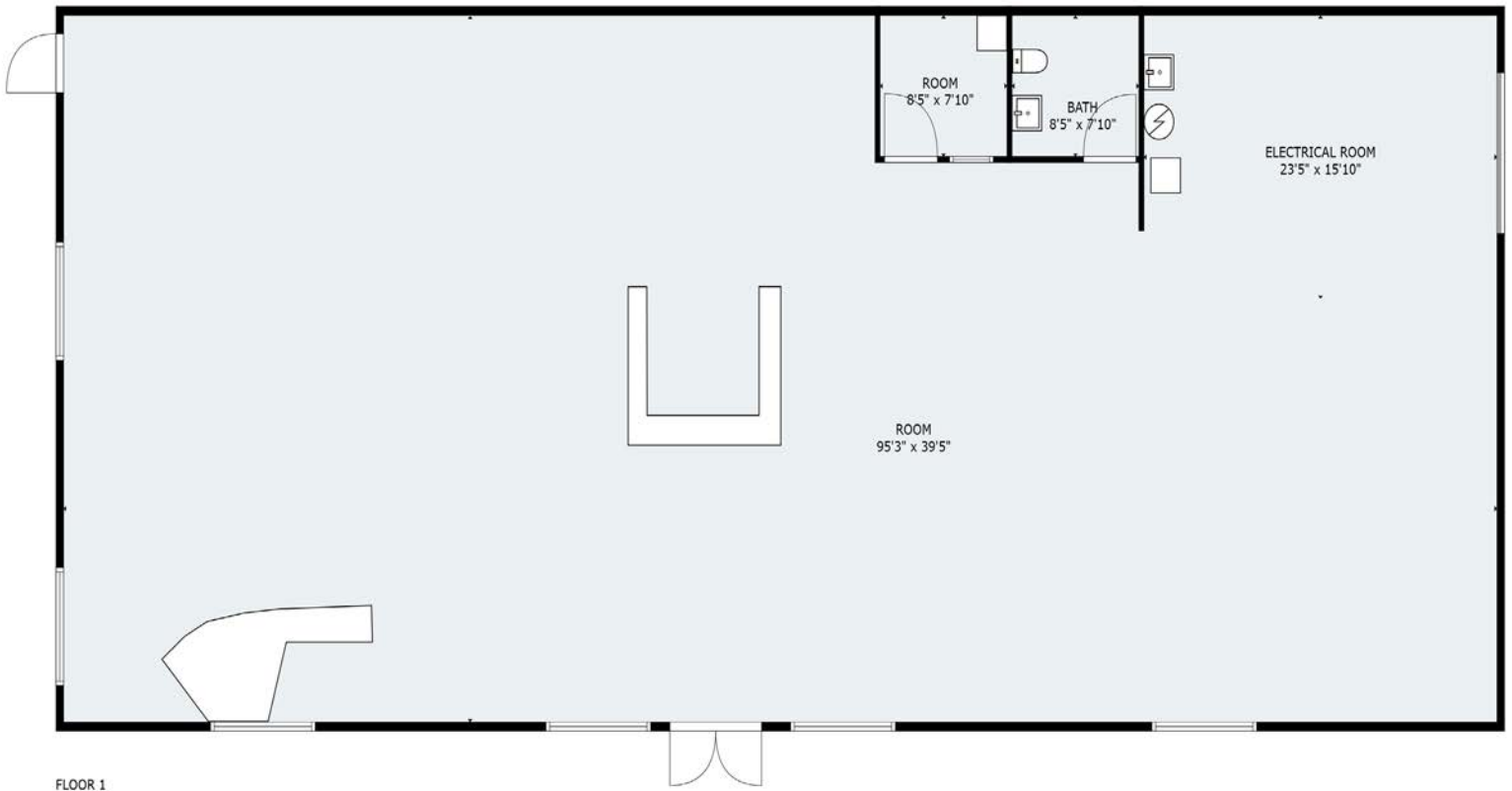
Start or expand any business operation with this 3,840+/- Sq. Ft. commercial building zoned I-1 Industrial in Carlyle, IL! The building features an expansive showroom with built-in shelving on the upper interior walls and tiled flooring, one office space, a half bathroom, ample overhead florescent lighting, and a utility area with a manual bay door. In addition, the building has a main entrance with a front reception counter as well as a side emergency exit. The exterior features a partial, wrap around covered concrete walkway, metal roof and siding as well as a front and side paved asphalt and gravel parking area. In addition, there is 220-amp electricity available on the front of the building as well as an RV pad complete with additional 220-amp access and a clean out drain. The building is situated on a 1.0+/- acre lot and benefits from approximately 4,900+/- average daily traffic counts off IL-127. Located near established local and national businesses and just minutes from Carlyle Lake! Don't miss this opportunity!



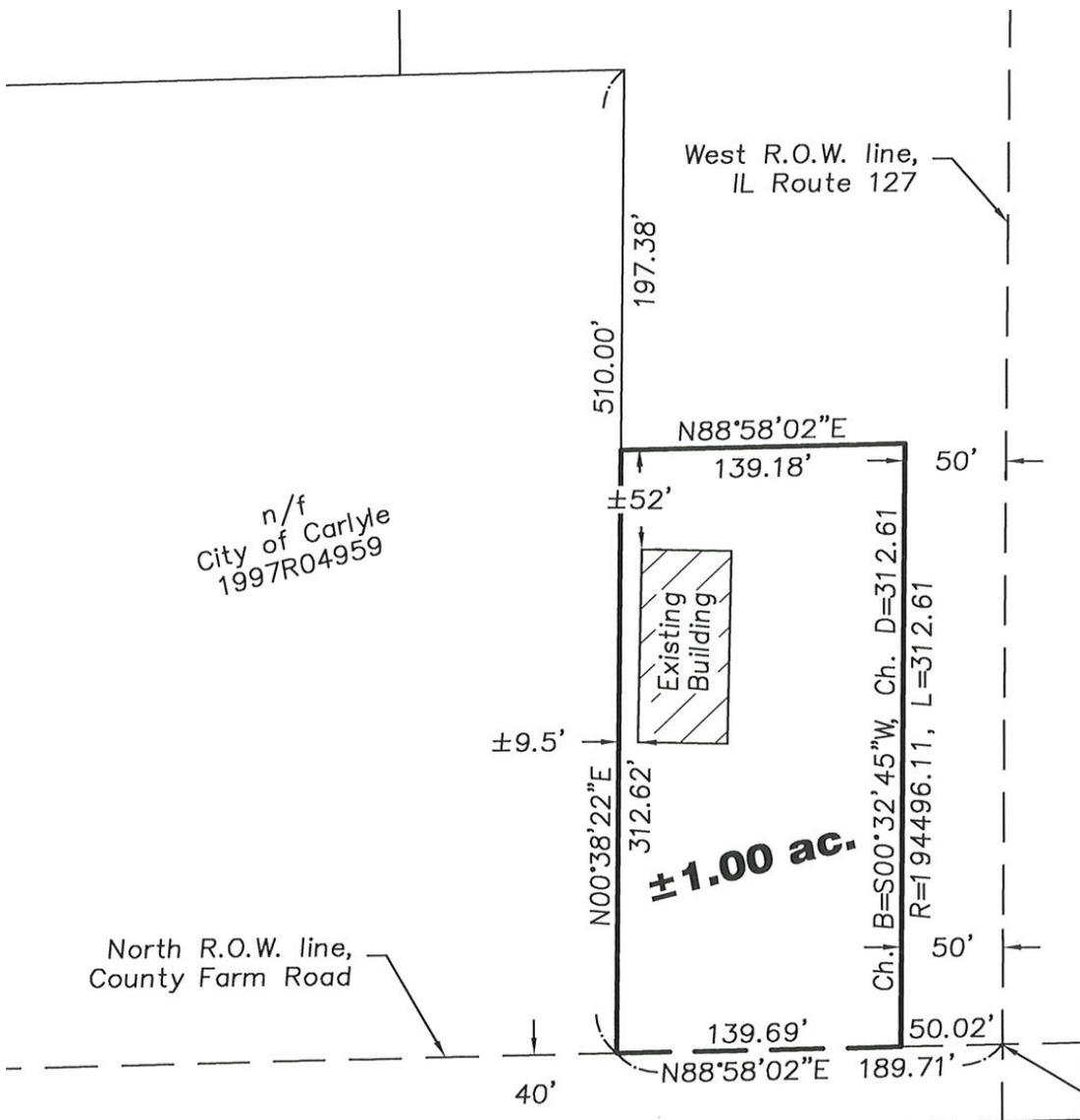


# Additional Photographs





FLOOR 1



n/f  
City of Carlyle  
1997R04959

ILLINOIS ROUTE 127

50.02 feet to the  
127; thence, to  
point on the W  
2005R06138 of  
line, 312.62 feet  
West R.O.W. line  
distance of 194  
of beginning, c

SURVEYOR'S CERTIFICATE  
I hereby certify that  
made under my  
representatives

It is not within  
of way, Federal  
lines, or other  
FEMA maps shown  
plat. This profile

Intersection of the  
West R.O.W., IL Rte 127