

8200 Concordia Rd., Belleville, IL 62223

**20 +/-
Acres**

Real Estate Auction

Sat. June 24, 2010

@ 3:00 pm



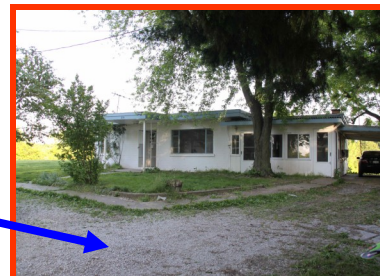
**Open House:
Sun., June 17, 2012
2:30 - 4:30 pm**



3 Bedroom, 1 Bath, 1,240 sq. ft.
Home w/ 2 Car Detached Garage
Heat: Forced Air; Fuel: Gas;
Electric: 200; Wtr: Well; Wtr
Htr: 50 Gal Gas; Swr: Septic;
Basement: Partial; Frontage: 540'



5 Bedroom, 1 Bath, 1,428 sq. ft.
Home w/ Carport
Heat: Forced Air; Fuel: Gas;
Electric: 100; Wtr: Well; Wtr
Htr: 50 Gal Gas; Swr: Septic;
Basement: Slab; Frontage: 540'



County: St. Clair Township: 07 Section: 34 Zoning: R1
Parcel ID No: 07-34.0-200-049 ~ 2011 Taxes: \$1,787.84
07-34.0-200-050 ~ 2011 Taxes: \$1,337.12
07-34.0-200-051 ~ 2011 Taxes \$40.38
Exemptions: Owner Occupied
Elementary & Middle Schools ~ Millstadt
High School ~ Belleville West

**Potential
Investment/Income
Property**

REMARKS: Come look at this 20 +/- acre piece of paradise with road frontage! One parcel has two homes, a barn, a separate guest quarters, oversized 2 car garage, a shop, and outbuildings, nestled between rolling hills, various fruit trees, and a beautiful walnut grove with appx. 12 acres of tillable farm ground. Truly a park like setting!! Property is situated close to schools, shopping, and dining conveniently located near Frank Scott Parkway. Second home on the property has been utilized as a rental providing income for the property. This wonderland of beauty, tranquility, wildlife, and country setting await you!!!

Auction Held at: 8200 Concordia Rd., Belleville, IL 62223

Professional Real Estate Auctions by:

Owner: William & Carrie Anderson



Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)

www.adamsauctions.com



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TERMS:

**\$10,000 DOWN DAY OF SALE
ON EACH TRACT
BALANCE DUE IN DAYS
7% BUYERS PREMIUM**

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