

Edwardsville, IL

Real Estate Auction

Wed., Sept. 15, 2010 @ 6:00

Prime Property
2 Homes on 25 Acres +/- with Lake and Pole Barn

1065 & 1070 Highland St., Edwardsville, IL

Open House /
 Viewing:
 Sunday,
 Sept. 12
 2:30 - 4:30 pm



1065 Highland St..



Downtown Edwardsville



1070 Highland St.

Absolutely Gorgeous Property near the heart of Downtown Edwardsville! Unbelievable - this 25 acre +/- piece of paradise is located within minutes of the courthouse and SIUE and all that Edwardsville offers!

Truly the best of both worlds—a piece of the country perched right in the city! This secluded property offers 2 homes, a small pond and pole barn, all situated on 25 acres +/- . The property will be offered as one piece . One entrance to the property allows for privacy and seclusion, with a long winding driveway leading to the property. Circle Driveway and lots of trees give the property a 'southern' feel and offers a gorgeous setting. You will not find a property that offers so much of both worlds - the privacy and seclusion the country, yet within minutes of the office, school, work and play. Don't miss this once-in-a-lifetime opportunity to find the property you've been dreaming of - it is here! Perfect a large extended family wanting to live closely; perfect



Professional Real Estate Auctions by:



Toll Free: 1-877-566-8751
 Adam Jokisch
 618-530-8751 (mobile #)

www.adamsauctions.com



The 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 and auction company make no representation as to the environmental condition of the property and recommended that the purchaser/tenant obtain an independent investigation.

Owner: Margaret, C. Eric & C.N. Modine

Terms:
 \$25,000 down day of sale
 on Real Estate
Bal ance due in 30 days
 5% Buyers Premium

Any announcement made day of sale takes precedence over any printed material .
 List subject to change with out notice.
 LIC # 044000169

1070 Highland St.



Property Details:

- All Brick Ranch
- Overlooks Pond
- Built Mid 1960's
- 2 BR / 2 BA (2nd bath is open in bsmt)
- Large Living Room
- Dining Room
- Propane Furnace New 2004
- Private Septic System
- Sewer is available
- Walkout Basement
- Approx. 1,800 sq. ft. living space
- City Water
- Fireplace
- Roof New 2003
- Insulation Blown in Attic 2004
- Electric Water Heater
- 2 Car Attached Garage



1065 Highland St.

Property Details:

- Frame 1 1/2 Story Home
- 1+ Car Detached Garage
- Built Mid 1930's
- 3 BR / 1 BA
- Cellar / Partial Basement
- Roof New 2003
- Central Air New 2004
- Updated Electrical
- Steel Siding
- Approx. 1,084 sq. ft. living space
- City Water
- Private Septic System
- Propane Furnace New 2004
- Electric Water Htr New 2003



Other Property Details:

- Wildlife Refuge - Wildlife Galore (Deer, Turkey)
- Detached / Separate 2 story brick building used as shop with 2 bay garage
- Small Pond
- Property outlined by tree line and Creek which runs along the tree line.
- 26' x 32' Metal Pole Barn with dirt floor, electric, slider door and service door.
- City Sewer line runs through property, but homes are not hooked up—new buyer could hook onto sewer if so chooses.
- Parcel ID Nos: 14-1-15-02-00-000-005 and 14-1-15-02-00-000-007
- 2009 R/E Taxes: \$3,260.24
- Exemptions: Owner Occupied, Senior Homestead & Senior Freeze
- Zoning: R-3 Single Family Residential
- Madison County Jurisdiction (not in city limits)
- Horses Allowed (personal use only - 1 per acre with max. of 2 - special use permit needed for over 2)



Directions to Property:

From South: Hwy 159 north to right on E. Union to left on Highland St. Turn right onto Arcadia/Wynona and left onto Highland again.

From North: Hwy 143/159 south to left on E. Union to left on Highland St. Turn right onto Arcadia/Wynona and left onto Highland again.