

★ **Freeburg, IL** ★

Real Estate Auction

Thurs., Aug. 26, 2010

@ 6:00 pm



OPEN HOUSE: Sun., Aug. 22 • 12 - 2 pm

**Address: 410 S. State St.
Freeburg, IL 62243**

ROOM	DIM	FLOORING
Living	15 x 20	Carpet
Dining	15 x 16	Carpet
Kitchen	11 x 13	Vinyl
Family		
Mst Bedrm	12 x 18	Wood
2 Bedrm	12 x 15	Wood
3 Bedrm	10 x 14	Wood
Full Bath		
Utility		
Encl. Porch	8 x 25	Ceramic

Rooms: 6
Bedrooms: 3
Total Baths: 1
Full Baths: 1
3/4 Baths: 0
Half Baths: 0

Fin Bsmt Rooms: 0
Fireplaces: 1
Garage: 2+Car-See Remrks
Driveway: Gravel

Sq. Ft. Above: 1,775
Sq. Ft. Below: 0
Total Finished: 1,775
Year Built: 1932—1935

Style: 1 1/2 Story
Exterior: Brick
Roof: Comp. Shingle

Heat: Hot Water Radiator
Fuel: Gas
A/C: Central Air
Elec: 100 Amp
Wtr: Public
Wtr Htr: Gas
Swr: Public
Basement: Full

Elem Sch: Freeburg
Mid Sch: Freeburg
High Sch: Freeburg

Land/Acres: .72 Acre
Lot Size: 98 x 323 Approx.
Frontage:
Lot/Site Features:

Appliances: None

County: St. Clair Township: 14 Section: 30
Parcel ID No: 14-30.0-206-027 Taxes: '09 \$3,197.50
Zoning: Exemptions: Owner Occ., Senior Cit.

REMARKS: Lovely All Brick Home in Freeburg! This home is situated on a beautiful, large lot (nearly 3/4 of an acre) with lots of trees, driveway around the home and a large (36' x 41') garage/outbuilding with concrete floor and electric. Large rooms, stained glass windows, fireplace and wood flooring give this home character and appeal. Bedrooms have oak wood floors exposed; there are oak wood floors underneath in LR, DR, Stairs & Hallway (per seller). Home is within walking distance to elementary and middle schools! New boiler/furnace in 2009 and new A/C 2010. Nice Home - Don't Miss Out! Additional Photos Over →

Professional Real Estate Auctions by:

Owner: Estate of Evelyn J. Heiligenstein



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.

Terms:
\$10,000 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

410 S. State St., Freeburg, IL



Overview of Property



Back of Home



Garage/Outbuilding



Inside of Garage



Kitchen



Living Room



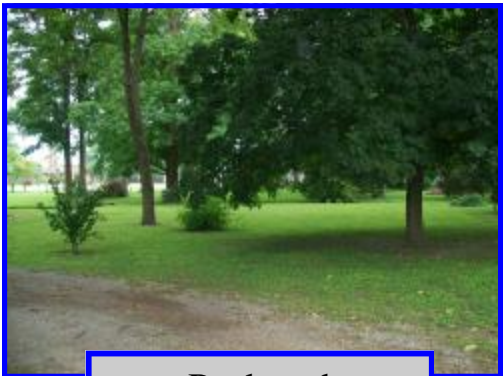
Dining Room



Bath



Enclosed Porch



Backyard

