

Red Bud, IL

**** Absolute Auction ****



Real Estate Auction

Sun., August 1, 2010

@ 1:00 pm

OPEN HOUSE: Sun., July 25 • 12 - 2 pm

Address: **6101 State Rte. 159**
Red Bud, IL 62278

ROOM	DIM	FLOORING
Living	15 x 17	Carpet
Dining		
Kitchen	6 x 17	Vinyl
Family		
Mst Bedrm	10 x 15	Carpet
2 Bedrm	10 x 13	Carpet
3 Bedrm		
Full Bath		Vinyl
Utility		
Sun Rm/Porch	8 x 29	Carpet
Bonus Room	12 x 22	Carpet

Rooms: 5
Bedrooms: 2
Total Baths: 1
Full Baths: 1
3/4 Baths: 0
Half Baths: 0

Style: One Story
Exterior: Vinyl Siding
Roof: Arch. Shingle

Heat: Forced Air
Fuel: Oil
A/C: Central Air
Elec: 100 Amp Fuses
Wtr: Public
Wtr Htr: Electric
Swr: Private Septic
Basement: Slab

Appliances: Refrigerator, Electric Stove

County: Monroe Township: 12 Section: 04
Parcel ID No: 12-04-300-007-000 Taxes: '09 \$1,432.24
Zoning: Exemptions: Owner Occ., Senior Citizen

Fin Bsmt Rooms: 0
Fireplaces: 0
Garage: 2 car carport
Driveway: Gravel

Sq. Ft. Above: 1,490
Sq. Ft. Below: 0
Total Finished: 1,490
Year Built: 1955

Elem Sch: Waterloo
Mid Sch: Waterloo
High Sch: Waterloo

Land/Acres: 1 Acre
Lot Size:
Frontage:
Lot/Site Features:

REMARKS: ABSOLUTE AUCTION - No Reserve - HOME ON 1 ACRE OF GROUND!

This nice home is situated on a park-like setting of an acre, has a small garage for lawn equipment with an overhead door on each end and a 2 car carport. Updates to the home include new siding, roof, windows, carport & small garage all done 4 years ago and water heater in '09. Sun Rm/Porch does not have heating/cooling. Bonus Room not completely finished. 2 smaller storage sheds on back corners of property. This Property has lots of potential—do not miss this one! Over for additional pictures →

Professional Real Estate Auctions by:



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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: Patricia A. Daniels

Terms:
\$10,000 down day of sale
on Real Estate
Balance due in 30 days
5% Buyers Premium

Any announcement made day of sale takes precedence over any printed material.
List subject to change without notice.
LIC # 044000169

6101 State Rt. 159, Red Bud, IL



Note: These three pictures were taken prior to the seller moving into the home

