

NEW BADEN, IL



REAL ESTATE AUCTION

Wed., November 19, 2014 @ 4:00 PM

**4BR Home on Corner Lot
Quiet Neighborhood**

OPEN HOUSE: Sun., Nov., 16 ~ 12 - 2 PM

**Address: 110 E. Birch Street
NEW BADEN, IL 62265**

ROOM	DIM	FLOORING
Living Room	16 x 15	Carpet
Kitchen	10 x 13	Vinyl
Master Bedroom	11 x 13	Carpet
Bedroom 2	09 x 10	Vinyl
Bedroom 3	13 x 17	Carpet
Bedroom 4	13 x 17	Carpet
Full Bath	05 x 05	Vinyl
Loft Area	05 x 12	Carpet
Laundry	05 x 10	Vinyl

Rooms: 9
Bedrooms: 4
Total Baths: 1
Full Baths: 1
3/4 Baths: 0
Half Baths: 0

Style: 2 Story
Exterior: Vinyl
Roof: Shingle

Heat: Forced Air
Fuel: Gas
A/C: Central
Elec: 200 Amp Breakers
Wtr: Public
Wtr Htr: Gas
Swr: Public
Basement: Cellar/Crawl

Fin Bsmt. Rooms: 0
Fireplaces: 0
Garage: 0
Driveway: Street Parking

Sq. Ft. Above: 1,581
Sq. Ft. Below: 0
Total Finished: 1,581
Year Built: 1940

Elem Sch.: New Baden Elem
Mid Sch.: Wesclin Jr High
High Sch.: Wesclin High

Total Land/Acres: .14
Total Lot Size: 110 x 53.75
Total Frontage: 53
Features: Covered Porch
Pool: None

County: Clinton **Township:** 11 **Section:** 10
Parcel ID No.: 11-10-18-160-004 **2013 Taxes:** \$1,013.78
Zoning: Single Family **Exemptions:** Owner Occupied

**For Live Online Bidding Visit:
www.adamsauctions.com**

Nice 4 bedroom home consisting of two large bedrooms in the upper level. Large kitchen oak cabinets. Huge closet space. Upper level bedrooms have 2 huge closets each. Sitting area in the upper level also. All new carpeting in bedrooms and living room. Roof only 3 years old. Home located in the middle of town, in a quiet neighborhood just one block away from the New Baden Public Library, walking distance to Elementary school and next to Civic Center. High school students go to the new Wesclin High School just constructed and opened in August of 2014.

Owner: Dennis & Pamela Rensing



Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)

Professional Real Estate Auctions by:



www.adamsauctions.com



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TERMS:

**\$3,000 DOWN DAY OF SALE
ON REAL ESTATE**

**BALANCE DUE IN 30 DAYS
7% BUYERS PREMIUM**

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