

STAUNTON, IL

REAL ESTATE AUCTION

Thurs., September 14, 2017 @ 12pm

Attention Investors
2BR / 1BA Rental Property



OPEN HOUSE: One Hour Prior

**Address: 613 E. Olive Street
Staunton, IL 62088**



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

Style: 1 Story
Exterior: Vinyl
Roof: Shingle

Heat: Forced Air
Fuel: Gas
A/C: Window Units
Electric: Fuses
Water: Public
Water Heater: Gas
Sewer: Public
Basement: Slab

Fin Basement Rooms: None
Fireplaces: None
Garage: None
Driveway: Gravel

Sq. Ft. Above: 1,400
Sq. Ft. Below: 0
Total Finished: 1,400
Year Built: 1960

Elem Sch: Staunton CUSD #6
Mid Sch: Staunton CUSD #6
High Sch: Staunton HS

Total Land/Acres: .226
Total Lot Size: 70 x 137
Features: Shed
Pool: None

County: Macoupin

Parcel ID No.: 01-001-753-00 2016 Taxes: \$1,140

Zoning: Single Family Exemptions: None

This 2 bedroom home could make an excellent addition to an investors inventory if income generating investment properties. The home is currently occupied by a tenant paying \$550/month in rent and all of their own utilities. The lease is a 1 year lease ending in May of 2018. This home offers 2 large bedrooms, an eat-in kitchen, living room, as well as a mud room and utility room. There is a large shed for additional storage in the back yard staying with the property.

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Adam Jokisch
618-530-8751 (mobile #)

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Owner: J & B Woodworking, LLC

TERMS:

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

BALANCE DUE IN 30 DAYS

6% BUYERS PREMIUM

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES
PRECEDENCE OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO CHANGE WITH OUT NOTICE.

LIC # 044000169

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