

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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Online Only Real Estate Auction

101 S Market Street, New Athens, IL 62264

2BR/3BA
1,703± SF

PARTIALLY FINISHED
BASEMENT



Bidding Closes: 5PM
Wed., May 25, 2022

Property Viewing:

Sun., May 22nd ~ 2:30 - 4:30pm

Additional Info on Back

Text ADAMS to 1-800-496-6299 To Be
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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 & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

County: St. Clair ♦ **2021 Taxes:** \$2,521

Exemptions: Owner Occupied, Senior Citizen

Parcel Number: 18-28.0-431-001

Zoning: Single Family

Total Lot Size: .20± Ac

Schools: New Athens Unit 60 & New Athens HS

Terms: \$3,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material

Move in ready with recent updates! This 2BR/3BA ranch home is located in the Heart of New Athens, IL and has plenty of available space to expand. In addition to the 2BR's the main floor offers a large family room with a gas fireplace, an open kitchen with breakfast nook and updated appliances, and a breezeway off the kitchen that has its own gas fireplace leading to the attached 3 car garage. The full basement is partially finished with a main living area, and the homes 3rd gas burning fireplace, and a separate bonus room with its own private full bath. The bonus room could be used as a third bedroom. The remaining space in the basement is unfinished with an additional washer and dryer hook-ups. There is also a finished staircase to the attic that could be converted to livable space. The home has a newer gas furnace, gas water heater, and central A/C.



101 S Market Street Property Information

2BR/3BA ~ 1,703± Sq. Ft. ♦ Year Built: 1853 ♦ Heat: Forced Air ♦ A/C: Central Air ♦ Roof: Shingle
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Basement: Full, Partially Finished
Electric: Circuit Breaker