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## Online Only Real Estate Auction

4868 Fischer Road, Smithton, IL 62285

**4BR/3BA**  
**2,118± SF RANCH**  
**HOME ON**  
**3± ACRES**



***Bidding Closes: 6PM***  
***Thu., August 18, 2022***

***Viewing: 12-2PM***  
***Sun., August 14, 2022***

**County:** St. Clair ♦ **2021 Taxes:** \$7,998  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Number:** 13-34.0-300-006  
**Zoning:** Single Family  
**Total Lot Size:** 3± Ac  
**Schools:** Smithton Dist. 130 & Freeburg HS

Terms: \$15,000 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

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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.



Modern updates could revive this custom-built 4BR/3BA ranch home! The master suite is complete with a private full bath while the other three bedrooms share a bath off the hallway. The living room boasts bay windows and a wood burning fireplace and opens into the dining room directly off the kitchen. A large four season room houses the Jacuzzi tub and opens out to the large, covered patio. The fully finished walk out basement has a woodburning fireplace, built in bar and full bath. Attached two car garage is accessed through a breezeway with front and rear access. There is an additional outbuilding on the property with front and rear electric bay doors. The home is on septic and well water with central heating and air. This spacious 3.27 +/- acre lot offers plenty of room to expand! Do not miss this opportunity!





# 4868 Fischer Road Property Information

4BR/3BA ~ 2,118± Sq. Ft. ♦ Year Built: 1976 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle  
Electric Furnaces & Water Heater ♦ Water & Sewer: Well & Septic  
Basement: Walk-Out, Full, Finished ♦ 2 Car Garage ♦ Electric: Circuit Breakers

