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Online Only Real Estate Auction
8805 Albers Road, Lebanon, IL 62254

3BR/2BA
2,100± SF HOME
& OUTBUILDING
ON 2± AC



Bidding Closes: 5PM
Thu., July 28, 2022

Viewing: 12-2PM
Sun., July 24, 2022

County: St. Clair ♦ **2021 Taxes:** \$4,089

Exemptions: None

Parcel Number: 04-14.0-300-004

Zoning: Single Family

Total Lot Size: 2± Ac

Schools: O'Fallon Dist. 90 & O'Fallon HS

Terms: \$10,000 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.

This 3BR/2BA two story home has a lot to offer and is situated on approximately two-acres. The property has an additional outbuilding with electric that could be used as a workshop or for storage. A foundational slab was poured in February 2022 and was intended for a new garage. The interior boasts a living room with gas burning fireplace, an additional family room off the front entrance, a dining room directly off the kitchen as well as a finished 4-season room with exterior and interior access. Access to the crawl space is in the 4-season room. The master bedroom is on the main floor and has a full bath in the hallway leading from the kitchen. The laundry room is also located on the first floor and has washer and dryer hook-ups as well as an exterior door that leads to the back yard. On the second level of the home are two large bedrooms that share the homes second full bath with tiled stand-alone shower. There is additional space off the top of the staircase that could be used as a play area or office space. The home has central heating but no central air. Furnace and water heater run off the propane tank on site that is leased through Brefeld Propane in Trenton, IL. The home is on city water and septic. Septic is located in the back of the home directly off the laundry room door. This is a great opportunity to own a single-family home on a spacious lot just minutes from HWY 50, I-64, and Scott AFB! Call to schedule a private showing or stop by the open house to see this great property in O'Fallon School District!



8805 Albers Road Property Information

3BR/2BA ~ 2,100± Sq. Ft. ♦ Year Built: 1928 ♦ Forced Air Heating ♦ Window Units ♦ Gas Furnace
Gas & Water Heater (Leased Propane Tank) ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle
Basement: Crawl ♦ Electric: Circuit Breaker

