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Online Only Real Estate Auction

501 S Van Buren Street, New Athens, IL 62264

4BR/1BA
1,535± SF HOME
ON DOUBLE LOT



Bidding Closes: 5PM
Wed., Sept. 7, 2022

Viewing: 12-2PM
Sun., Sept. 4, 2022

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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: \$228
Exemptions: Owner Occupied, Senior Freeze,
Senior Citizen

Parcel Number: 18-33.0-214-001 & 214-002

Zoning: Single Family

Total Lot Size: .20± Ac

Schools: New Athens Dist. 60 & New Athens HS

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% 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

Practically move in ready single-family home on a large corner lot in New Athens IL. This 4BR/1BA, 2-story home is a great addition to any real estate portfolio or a great opportunity for a first time home buyer. The home has a newer furnace, AC unit, and water heater as well as a sump pump in the partial basement. The large lot has a 3 bay garage with electric as well as an additional outbuilding with electric that comes with the deep freezer and fridge inside. The home has newer carpet in the bedrooms, with laminate in the kitchen and bath, and vinyl in the foyer and laundry room. The laundry room has a gas dryer that is staying with the home. There is also an enclosed four season room that allows for extra space year round! Located minutes away from the Kaskaskia River and boat ramps and is conveniently located directly off Route 15.



501 S Van Buren Street Property Information

*4BR/1BA ~ 1,535± Sq. Ft. ♦ Year Built: 1900 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Gas Furnace & Water Heater ♦ Water & Sewer: Public ♦ Basement: Crawl ♦ Electric: Fuses*

