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**Online Only Real Estate Auction**  
**1232 College Road, Lebanon, IL 62254**

**4BR/1BA**  
**2,612± SF**  
**RANCH HOME**  
**ON 10 ACRES**



***Bidding Closes: 5PM***  
***Wed., November 16, 2022***

***Viewing: 12 - 2PM***  
***Sun., November 13, 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: \*\$5,932

Exemptions: None

Parcel Number: 04-24.0-300-005

Zoning: Owner Occupied, Senior Citizen

Total Lot Size: 10 Surveyed Acres

\*Property was recently split from Larger Parcel. 2023 Taxes  
will be Re-Assessed with New Owner and Proportionate  
Acreage Amount

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

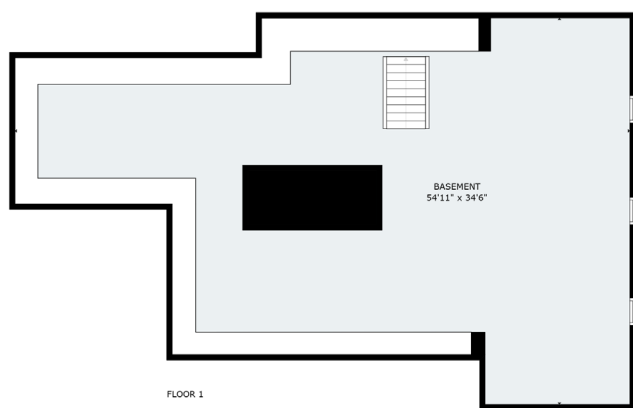
Any announcement made day of sale takes precedence over any printed material

Great opportunity to own this single family ranch style home on ten surveyed acres in historic Lebanon IL! The home features four beds and one bath, a spacious living room with wood burning fire place, open kitchen with tiled floors and hardwood flooring through much of the home. A large family room off the kitchen opens up to the side yard and paved patio. The family room also has a wood burning fireplace and allows access to the bonus room in the rear of the home perfect for an office or workshop. There is a full unfinished basement with shelving for extra storage. Exterior is a mix of well-maintained solid brick and vinyl siding. Two additional outbuildings include a grain house with no electric and a large barn that has electric as well as front and rear bay doors. Home sits on a large 10 acre property that includes a mix of lawn and tillable ground. Fantastic opportunity just minutes from McKendree University and Interstates 64 and 70! This is a property you have to see!



# 1232 College Road Property Information

4BR/1BA ~ 2,612± Sq. Ft. ♦ Year Built: 1944 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Single Electric Furnace & Water Heater ♦ Water & Sewer: Septic/ Well (City Sewer Available)  
Basement: Full, Unfinished ♦ Electric: Circuit Breaker (Pole Barn Has Separate Electric Panel from Home)



FLOOR 1



FLOOR 2

