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## Online Only Real Estate Auction

3840 Bernard Road, Centralia, IL 62801

**2BR/1.5BA**  
**1,040± SF HOME**  
**ON 5± ACRES &**  
**OUTBUILDING**



***Bidding Closes: 6PM***  
***Thu., October 27, 2022***

***Viewing: 12-2PM***  
***Sun., October 23, 2022***

**County:** Marion ♦ **2021 Taxes:** \$1,401

**Exemptions:** Owner Occupied  
Senior Citizen, Senior Freeze

**Parcel Number:** 15-27-200-013

**Zoning:** Single Family

**Total Lot Size:** 5± Ac

**Schools:** Centralia & Centralia HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium of \$1,500 Minimum  
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

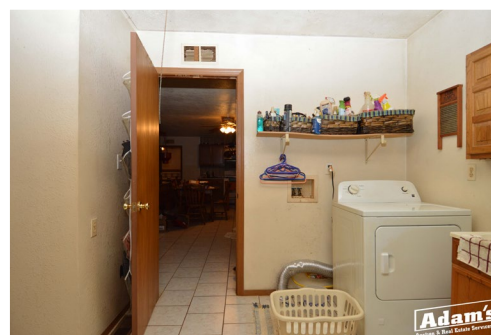
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Fantastic opportunity to own this single family home on 5 +/- acres of mixed use land! Located at 3840 Bernard Rd. in Centralia IL. This Two bed two bath home has an open concept with the kitchen and living room. Washer and dryer hook ups are combined with the second bath and furnace room. Master bedroom has a private full bath. The home is on a crawl space, city water and septic. Large covered back porch looks out over the back yard into the tree line of the property that extends into the woods. There is an outbuilding, complete with overhead door and electric. There is also an attached workshop with electric to the outbuilding with a separate entrance. An additional shed could be used for storage. This property is conveniently located mere minutes from shopping and amenities in Centralia while still out in a country setting. Easily accessible from I-57 and route 161. Come see all this property has to offer! *\*Meter for water and electric is on adjacent 5 Acre property. New owner will need to either make agreement with adjacent property owner or work with water and electric companies to have its own meters installed.*





# 3840 Bernard Road Property Information

2BR/1BA ~ 1,200± Sq. Ft. ♦ Year Built: 1996 ♦ Forced Air Heating ♦ Central Air Conditioning  
Electric Furnace ♦ Electric Water Heater ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle  
Basement: None/Crawl ♦ Electric: Circuit Breakers ♦ Manufactured Home

