

Professional Real Estate Auctions By:

**Adam's**  
Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751  
Adam Jokisch  
Mobile (618) 530-8751

For Online Bidding Visit:  
[www.AdamsAuctions.hibid.com](http://www.AdamsAuctions.hibid.com)

**Online Only Real Estate Auction**

**21 Vanderbilt Place O'Fallon, IL 62269**

**3BR/2BA  
1,929± SF HOME  
W/ ATTACHED  
GARAGE**



***Bidding Closes: 5:30PM  
Thu., January 19, 2023***

***Viewing: 2:30-4:30PM  
Sun., January 15, 2022***

**County:** St. Clair ♦ **2021 Taxes:** \$3,962

**Exemptions:** None

**Parcel Number:** 04-32.0-106-020

**Zoning:** Single Family

**Total Lot Size:** .21± 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

Text ADAMS to 1-800-496-6299 To Be  
Notified of ALL of our Upcoming Auctions



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.



Great opportunity for the first-time homebuyer or as an addition to any rental portfolio! This three bed two bath home sits on a spacious lot just minutes from downtown O'Fallon and 15 minutes from Scott Air Force Base. The home features a large living room, open kitchen with dining area, a spacious family room with built in bar and gas burning fireplace. The master suite has a private full bath that opens into the laundry area and kitchen. An additional room is off the family room and features two exterior doors on either side that lead to the back patio and side patio complete with built in BBQ grill. The room could be used as an office or as an additional bedroom. The home has a one car attached garage with electric garage door. A whole home smart security system has also been recently installed. The attic was also recently fully insulated in 2019 to help reduce heating and cooling expenses. Conveniently located near all metro east amenities! Stop in during the upcoming open house to see this home's true potential!





# 21 Vanderbilt Pl. Property Information

3BR/2BA ~ 1,929± Sq. Ft. ♦ Year Built: 1963 ♦ Forced Air Heating ♦ Central Air Conditioning  
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle  
Basement: None, Slab ♦ Electric: Breaker Box

