

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

6595 Brighton Bunker Hill Road, Bunker Hill, IL 62014

**BIDDING CLOSES: 5PM ~ Thursday, March 16, 2023**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.  
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**12± ACRES  
&  
8.8± TILLABLE  
ACRES**



# PROPERTY HIGHLIGHTS

- Main house ,Second House, Tillable Farm Land, Multiple Outbuildings,
- 12.0± Acres mixed use property with pond.
- 15 Minutes from I-255
- 3 car garage, 1 car garage, and 2 barns
- 8.8+/- Acres of Tillable Farm Land for additional income potential.

## MAIN HOUSE

- 3BR/1.5BA, 1,500±SQFT, Finished Attic Space, Unfinished Basement, Crawl Space, City Water & It's Own Septic Tank; Gas Heat & Gas Burning Fireplace
- Open Concept Kitchen w/ Access to the Back Porch
- Primary Bedroom Has A Half Bath
- Paved Front Drive

## SECOND HOUSE

- 2BR/1BA, 952± SQFT,Central Heating and Air
- Electric Water Heater, Gas Furnace, Aeration System, City Water
- Covered Back Porch Looks Out To The Back Field
- Single Car Garage, Private Paved Front Drive





# GENERAL INFORMATION & AUCTION TERMS



1860 & 1986

YEAR BUILT

12.0± AC

TOTAL LOT SIZE

2,452± SF

COMBINED LIVABLE SPACE

\$815

TOTAL '21 TAXES

UTILITIES: Central Heating/Cooling • Fuel: Natural Gas • Water/Sewer: City Water/Well/Septic (1 Tank) Aeration System

Electric: Circuit Breaker • Water Heater: Gas/Electric • Basement: Crawl Space/Partial Unfinished • Heat: Gas Furnace/Gas Fireplace

EXEMPTIONS: General Homestead Exemption (Owner Occupied) • Senior Citizen's Assessment Freeze Homestead Exemption • Senior Citizen's Homestead Exemption

## PARCEL NUMBERS

P.I.N	Size	Amount
15-000-388-00	12.0± Acre	\$483
15-000-388-01	Improvement Only	\$332

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



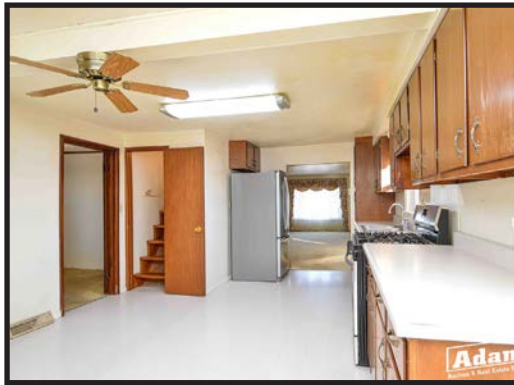
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# PROPERTY PHOTOS

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Great opportunity to acquire this 12+/- AC property with two residences, and multiple outbuildings! The property was used as a working farm and includes 8.8+/- acres of tillable land, a horse barn that measures 30'x28' with no electric, an additional barn measuring 50'x39' with electric, a grain silo and small pond. The main house features three bedrooms and one and a half baths, an open eat - in kitchen, large living room with gas burning fireplace and a finished attic space that is accessed by a staircase off the kitchen. The main house is on a dedicated septic and city water. A large detached two car garage measuring 36'x24' sits directly off the covered front porch of the main house and includes a front electric garage door as well as a manual garage door in the rear.





# PROPERTY PHOTOS

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The second residence on the property is a manufactured home with two bedrooms and one bath, central heating and air conditioning and is on city water and an aeration system. The AC unit was replaced in 2022. There is a detached one car garage for the property that sits directly off the private paved front driveway. The property also has a functioning well that could be put back into use.





# ADDITIONAL PROPERTY PHOTOS

Multiple outbuildings perfect for a working farm. Large fully fenced livestock pasture with horse barn, additional barn, small silo, two car garage with workshop, and a small pond for watering.

