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**Adam's**  
Auction & Real Estate Services, Inc.  
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**3BR/3BA**  
**1,920± SF**  
**HOME W/ WALKOUT**  
**BASEMENT**

**Online Only Real Estate Auction**  
**209 Seibert Road, Shiloh, IL 62269**



***Bidding Closes: 5PM***  
***Thur., May 11, 2023***

***Property Viewing:***

***Sun., May 7th ~ 12 - 2pm***

Additional Info on Back

Text ADAMS to 1-800-496-6299 To Be  
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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.

**County:** St. Clair ♦ **2021 Taxes:** \$241

**Exemptions:** Owner Occupied, Senior Citizen, Senior  
Assessment freeze

**Parcel Number:** 09-08.0-209-003

**Zoning:** Single Family

**Total Lot Size:** 0.34± Ac

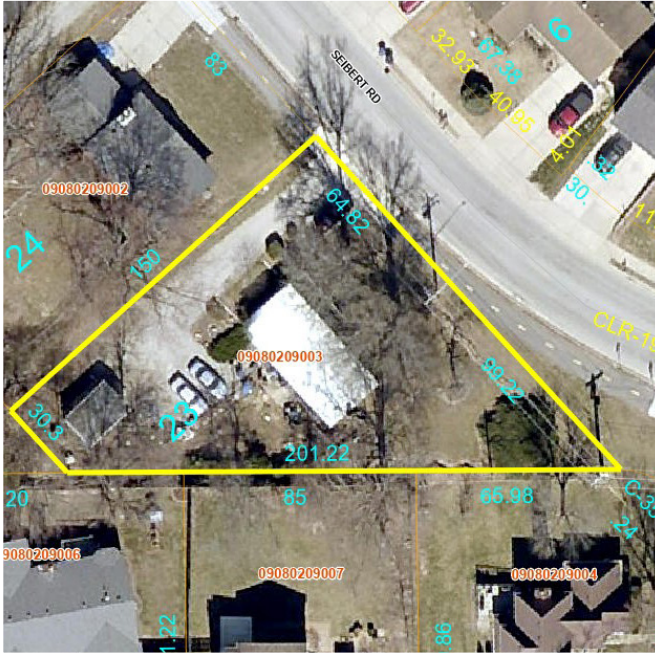
**Schools:** Shiloh Dist. #85 & O'Fallon HS  
Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material  
Title is non-insurable and will transfer to Buyer via Quit Claim Deed



Great opportunity to acquire this 3BR/3BA single family home minutes from Scott Air Force Base! The home features an upper and level with three bedrooms and two full baths, a spacious living room and kitchen. The finished walk out basement has a living room with woodburning fireplace, full kitchen, laundry room and full bath. The homes one car attached garage opens into the finished basement and is accessed down the gravel driveway in the back of the home. Recent updates to the home include a new metal roof installed in 2018 and solid hardwood flooring throughout the kitchen and bedrooms. Minutes from Scott Air Force Base and I-64!



## 209 Seibert Road Property Information

3BR/3BA ~ 1,920± Sq. Ft. ♦ Year Built: 1974 ♦ Heat: Forced Air ♦ A/C: Central ♦ Roof: Metal  
Gas Water Heater ♦ Water & Sewer: Public ♦ Basement: Partial, Finished ♦ Electric: Circuit Breaker