

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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**4BR/2BA~2,022± SF
HOME W/POLE BARN
ON 15.19± AC**

Online Only Real Estate Auction
9835 State Route 4, Lebanon, IL 62254



Adam's
Auction & Real Estate Services, Inc.

***Bidding Closes: 6PM
Wed., May 31, 2023***

Property Viewing:

Sun., May 21 ~ 2:30-4:30pm

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 ♦ **2022 Taxes:** \$5,024

Exemptions: Owner Occupied

Parcel Numbers: 05-31.0-100-007, 05-31.0-100-006

Zoning: Single Family

Total Lot Size: 15.19± AC

Schools: Lebanon Unit #9, Lebanon 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

9835 State Route 4 Property Information

4BR/2BA ~ 2,022± SF ♦ Year Built: 1965 ♦ Heat: Forced Air ♦ A/C: Central ♦ Roof: Shingle (2014)

Gas Water Heater ♦ Water & Sewer: Public/Aerator ♦ Electric: Circuit Breaker ♦ 15.19+/- Acre

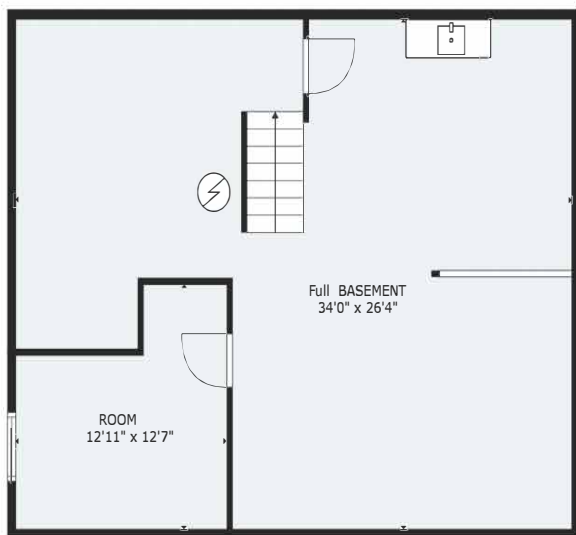
Basement: Full/Crawl, Finished ~ 626± SF ♦ Wood Burning Stove & Fireplace

24' x 20' 2 Car Garage w/ Electric ♦ 34' x 32' Pole Barn w/ Electric

18' x 20' Carport ♦ 10' x 13' Garden Shed (No Electric)



Well maintained, practically move in ready 4BR/2BA ranch style home with pole barn on 15.19+/- AC in Lebanon, IL! This property is two parcels selling as one. The home's 4 bedrooms are on the main level and share two full baths. The master suite has an attached 19' x 12' sunroom that looks out over the back yard and opens to the partially covered back deck and firepit, and has a spacious living room with an eat in kitchen and a family room complete with a wood burning fireplace. The original house has a full basement that is partially finished including a bonus room that could be used as a fifth bedroom. The detached two car garage has electric garage doors and an 18' x 20' carport to the side for additional parking. The property has several outbuildings including a 34' x 32' pole barn with electricity, a 10' x 13' garden shed without electricity and a 8' x 12' children's school house without electricity. Conveniently located directly off route 4 and just 5 minutes to I-64! This home offers a beautiful country-like setting while remaining minutes away from Mid America Airport, Scott AFB and all Metro East Amenities.



FLOOR 1



FLOOR 2

Additional Property Photos

