

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

3532 North Fosterburg Road, Brighton, IL 62012

**2BR/1BA HOME
W/16' X 50' POLE BARN
ON 2.0+/- AC.**



Bidding Closes: 5PM
Thur., June 22, 2023

Viewing: 12-2PM
Sun., June 18, 2023

County: Macoupin ♦ **2021 Taxes:** \$0.00 (Due To Exemptions)

Exemptions: General Homestead, Senior Citizen,
Home Improvement

Parcel Number: 21-000-189-10

Zoning: Unincorporated

Total Lot Size: 2.0+/- Acres

Schools: Southwestern Unit School Dist. #9

Terms: \$5,000 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

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3532 North Fosterburg Road Property Information

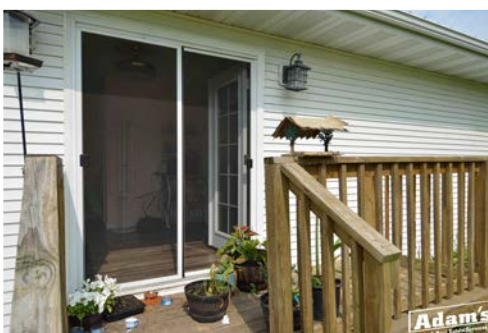


2.0± AC. ♦ 2BR/1BA ♦ 1,568+/- Finished SF. ♦ Year Built: 2018

Basement: Full/Unfinished ♦ Electric: Breaker Box ♦ Sewer: Septic ♦ Water: Public

Gravel Driveway ♦ Gas Furnace ♦ 16' x 50' Pole Barn ♦ Electric Water Heater

Central Heating & Air Conditioning ♦ Whole Home Gas Powered Generator ♦ Roof: Metal



2BR/1BA home with 16' x 50' barn on 2.0+/- AC in Brighton! Located at 3532 North Fosterburg Road. The home was completely restored and remodeled between 2019-2020. Updates include all new electric and plumbing, new metal roof, siding and windows, new bathroom fixtures, as well as new kitchen cabinets, countertops, and appliances. In addition to these the home has an electric water heater, gas furnace and AC unit all replaced in 2020. The home has an attached single car garage with electric garage door, full unfinished basement, French doors in the kitchen and primary bedroom that open to the spacious back yard, and premium vinyl flooring throughout the home that was installed in 2020. Perfect as an investment property or a single-family home.

