

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

8168 Ponderosa Hills Lane, Caseyville, IL 62232

BIDDING CLOSES: 5PM ~ Thursday, August 17th, 2023

VIEWING: Sunday, August 13th, ~ 2:30-4:30pm

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

Lines are approximate

40.39+/- ac

**EQUESTRIAN CENTER w/
4BR/2.5BA RANCH HOUSE
& 4 BARNs ALL ON
40.39+/- AC**



PROPERTY HIGHLIGHTS

- 4BR/2.5BA Ranch House
- Unincorporated St. Clair County
- Mixed Woodlands and Pastures
- Covered 80' x 158' Riding Arena
- 100' x 100' Cell Tower, Generating Approx. \$2000 Annual Income

MAIN HOUSE

- 4BR/2.5BA, 2,015± SF (Above Grade) ~ 815± SF (Below Grade)
- Open Kitchen w/ Breakfast Nook
- Gas Water Heater (Propane) Hot Water Boiler (Radiant Heat)
- Tuck Under Two Car Garage
- Central Heating & Central Air.
- Public Water/Septic.
- Collinsville Unit #10, Collinsville HS

OUTBUILDINGS

- 80' x 158' arena
- 32' x 49' building with 10 stalls
- 40' x 72' building with 11 stalls and 1 tack room
- 36' x 52' building with 9 stalls and 1 tack room



GENERAL INFORMATION & AUCTION TERMS



1965

YEAR BUILT

40.39±

TOTAL LOT SIZE

2,830± SF

LIVABLE SPACE

A - AGRICULTURE

ZONING

\$3,078

TOTAL '22 TAXES

UTILITIES: Central Heating/Cooling • Water/Sewer: Public Water/Septic • Roof: Shingle • Heat: Radiant, Hot Water Boiler
Electric: Circuit Breaker • Water Heater: Gas (propane) • Basement: Partial, Finished 815+/- SF • Tuck Under 2 Car Garage
EXEMPTIONS: Owner Occupied, Senior Citizen, Senior Assessment Freeze

* ALL BUILDINGS ON THE PROPERTY LIE IN A 100 YEAR FLOODWAY

PARCEL NUMBERS

P.I.N	Size	Amount
03-04.0-300-005	40.39± Acre	\$3,078

Terms: \$25,000 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

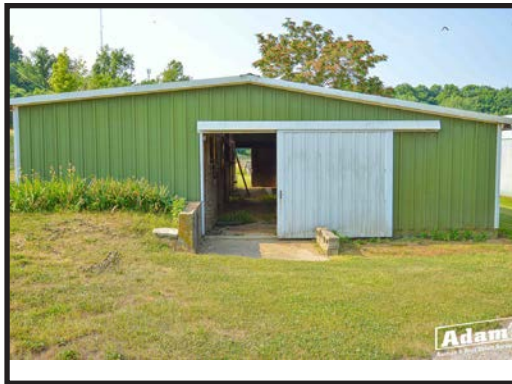
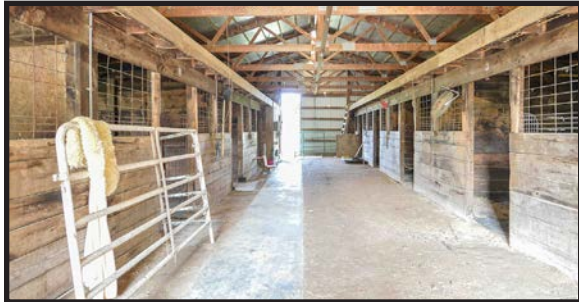


Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

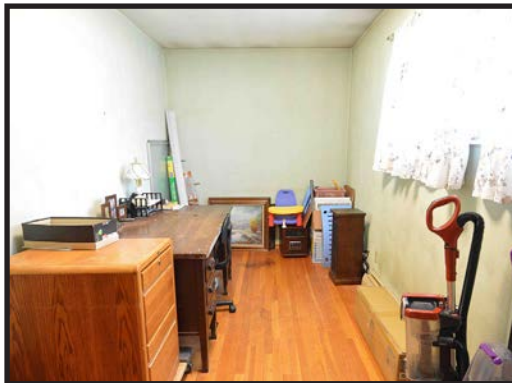
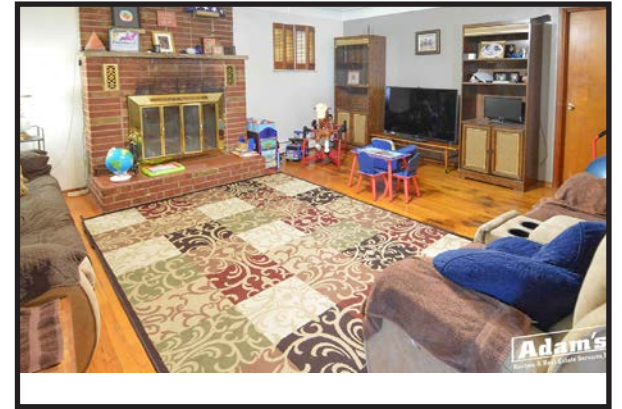
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

PROPERTY PHOTOS

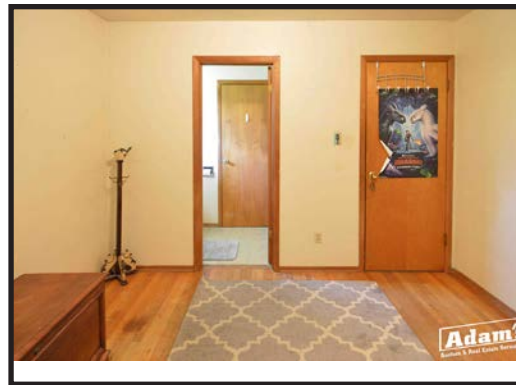
Spacious 4BR/2.5BA ranch home with multiple outbuildings on 40.39+/- ac in Caseyville! The property was previously used as a horse training facility and includes an 80' x 158' riding arena, 32' x 49' building with 11 horse stalls, a 40' x 72' building also with 11 stalls and 1 tack room, in addition to a 36' x 52' building with 9 stalls and 1 tack room. All buildings have water and electric capabilities. The main level of the primary residence features a spacious living room with wood burning fireplace, a combined kitchen & dining area, 4 bedrooms, and one and a half baths. The lower level has a tuck under, two car garage and a partial, mostly finished basement that includes a laundry room, large rec. room, full kitchen and combined living area, two bonus rooms that could be used as additional bedrooms, and a full bath. Previous owners used this space as an in-law suite. The property also includes a combination of woodlands and pasture areas as well as a 100' x 100' cell tower. The property owner receives a credit towards the property taxes as a lease payment for the cell tower. Located minutes from Collinsville High School, I-64 and I-55! This property is a must see!



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