

Professional Real
Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

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For Online Bidding Visit:
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Online Only Real Estate Auction

2054 Sandy Ridge Road, Cahokia Heights, IL 62206

2BR/1BA
904± SF
RANCH HOME



Bidding Closes: 5PM
Thur., Sept., 28, 2023

Property Viewing:

Sun., Sept., 24th ~ 12 - 2pm

Additional Info on Back

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.

County: St. Clair ♦ **2022 Taxes:** \$1,504

Exemptions: None

Parcel Number: 06-12.0-113-026

Zoning: Single Family

Total Lot Size: .14± Ac

Schools: Cahokia Unit 187 & Cahokia HS

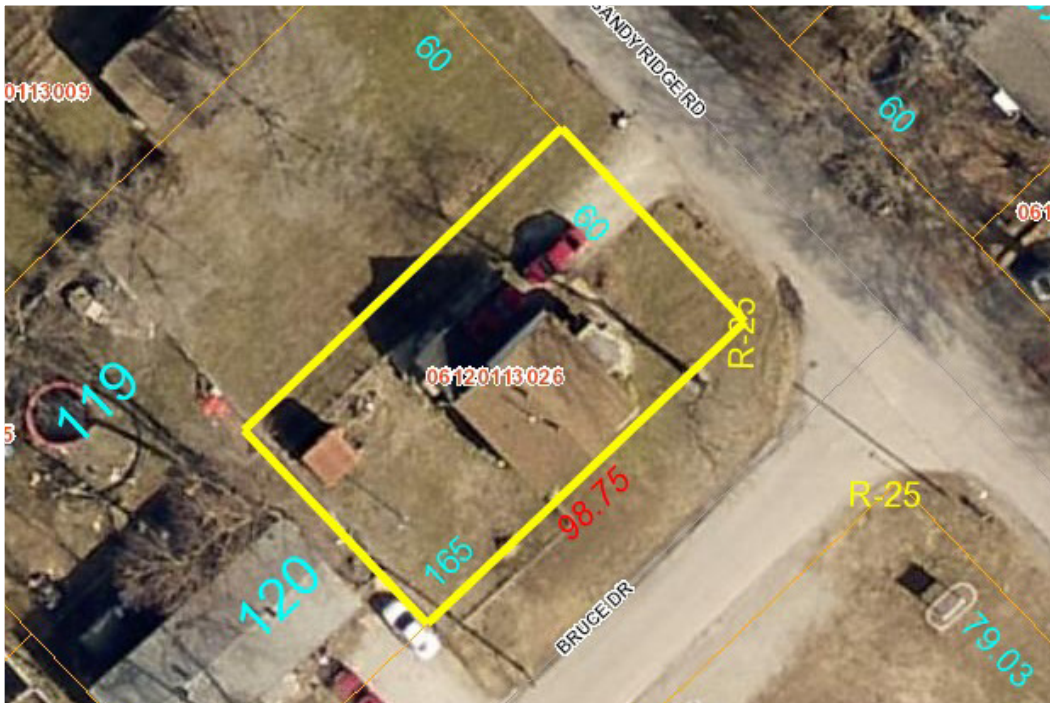
Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 Minimum

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 as an addition to any real estate investor's portfolio or first time home buyer! This 2BR/1BA home offers approx. 904 sq. ft. of living space and has a newer roof and gutter system, a newer furnace, and newer laminate flooring. The home is situated on a spacious corner lot just minutes from I-255 and all the amenities of the Metro East as well as an easy commute into St. Louis from either direction.



2054 Sandy Ridge Road Property Information

*2BR/1BA ~ 904± Sq. Ft. ♦ Year Built: 1945 ♦ Heat: Forced Air ♦ A/C: Window Unit ♦ Roof: Shingle
Gas Water Heater ♦ Water & Sewer: Public ♦ Basement: Crawl ♦ Electric: Circuit Breaker*