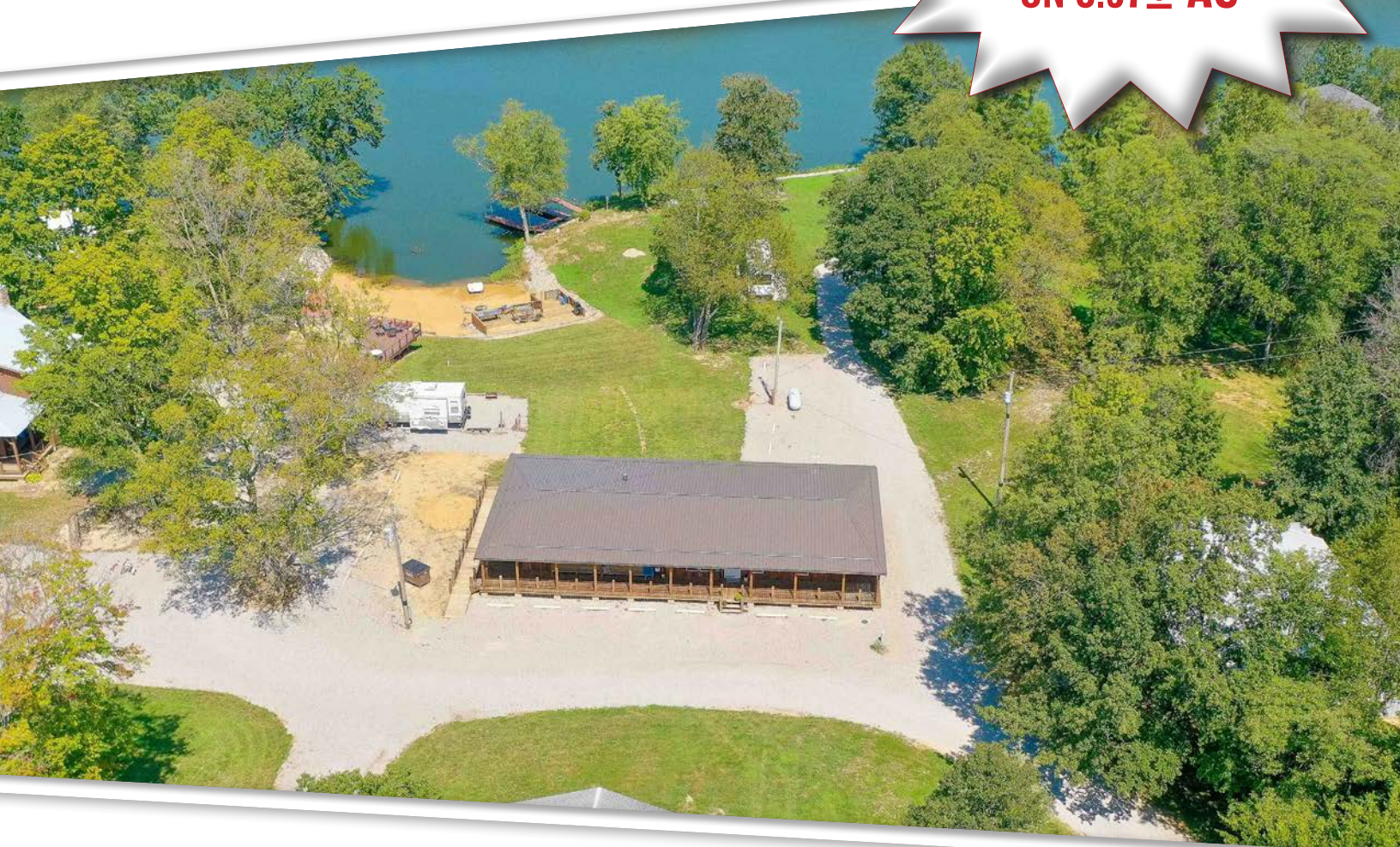


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**3BR/2BA
LAKE FRONT HOME
ON 0.57± AC**

Online Only Real Estate Auction
3321 Rainier Lane, Centralia, IL 62801



***Bidding Closes: 5PM
Wed., Sept., 27, 2023***

***Viewing: 2:30-4:30PM
Sun., Sept., 24, 2023***

County: Marion ♦ **2022 Taxes:** \$2,211

Exemptions: None

Parcel Number: 15-04-101-075

Zoning: Residential

Total Lot Size: 0.53± Ac

Schools: Racoon School Dist. Salem 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

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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. Final bid is subject to Owner/Seller approval.

Well maintained 3BR/2BA lakeside home in Centralia! This fully furnished property boasts an open concept kitchen and dining area, spacious living room, two bedrooms, a shared full bath, master suite with private full bath including a stand-alone shower, soaking tub and his and her vanity. The exterior of the home features a wrap around porch with lake views, and a new metal roof installed in 2021. The property sits off Lake Centralia with access to the shared private beach. The connecting parcel at 3319 Rainier Lane with shared private beach access, could also be purchased. This move in ready property would make a great single-family residence or could be added to a vacation rental portfolio. Rare opportunity to acquire a great property on the lake! Do not miss it!



3321 Rainier Lane Property Information

3BR/2BA ~ 1,960± Sq. Ft. ♦ Year Built: 1997 ♦ Forced Air Heating ♦ Central Air ♦ Propane Furnace
Propane Tankless Water Heater ♦ Water & Sewer: Public/Dedicated Septic ♦ Roof: Metal (New in 2021)
Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ 1,824+/- Sq. Ft. Wrap-Around Deck





FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

