

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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**3BR/2BA
HOME W/
OUTBUILDINGS
ON 5.01± AC**

Online Only Real Estate Auction

6932 Gushing Springs Drive, Edwardsville, IL 62025

Lines are approximate.

5.01+/- ac

Bidding Closes: 5:30PM
Wed., Sept., 13, 2023

Viewing: 12-2PM
Sun., Sept., 10, 2023

County: Madison ♦ 2021 Taxes: \$4,694

Exemptions: Owner Occupied

Parcel Number: 11-1-10-04-00-000-011.003

Zoning: Residential

Total Lot Size: 5.01± Ac

Schools: Edwardsville School Dist. Edwardsville 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.

3BR/2BA home with outbuildings on 5.01+/- ac in Edwardsville! The main floor of the home features a spacious living room with wood burning fireplace, a dining area, open kitchen with island, full bath, and the primary bedroom. The second-floor features two bedrooms and a shared ¾ bath off the hallway. The home has a full, partially finished walk-out basement complete with a built-in bar area and pool table. The property features three additional outbuildings, two fenced pastures and a small watering pond. Located in the Edwardsville School District and just 10 minutes to I-55!



6932 Gushing Springs Drive Property Information

3BR/2BA ~ 1,679± Finished Sq. Ft. (Above Grade) 455± Finished Sq. Ft. (Below Grade) ♦ Year Built: 1980

Forced Air Heating ♦ Central Air ♦ Woodburning Furnace ♦ Propane Gas Furnace ♦ Electric Water Heater

Wood Burning Fireplace ♦ Gravel Driveway ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle

Basement: Full, Partially finished ♦ Electric: Circuit Breaker ♦ 22' x 25' Carport ♦ 25' x 40' Carport ♦ 25' x 30' Carport

