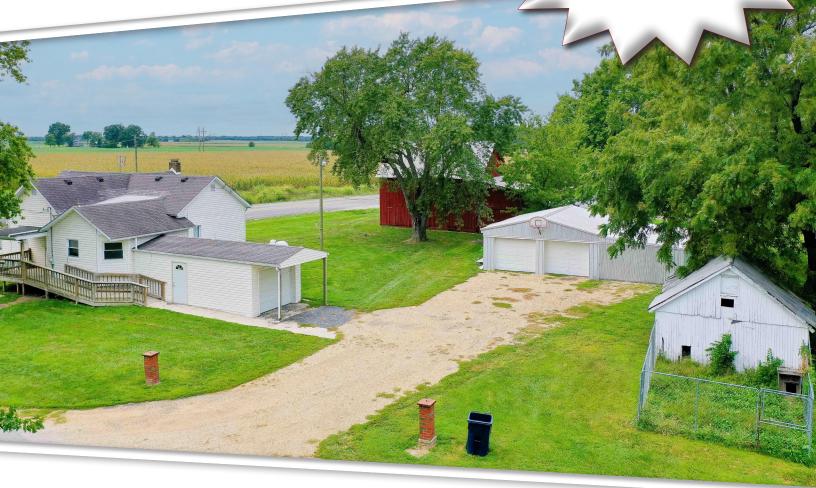


For Online Bidding Visit: www.AdamsAuctions.hibid.com

Online Only Real Estate Auction 419 West Main Street, Oakdale, IL 62268

2BR/1BA HOME & OUTBUILDINGS ON 1.0+/- AC



Bidding Closes: 6PM Thu., Sept., 28, 2023

Viewing: 12-2PM Sun., Sept., 24, 2023

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions County: Washington • 2022 Taxes: \$1161 Exemptions: Owner Occupied, Home Improvement Parcel Number: 11-16-14-376-016 Zoning: Single Family Total Lot Size: 1.0± Ac Schools: Oakdale Dist #1, Nashville HS

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

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.

419 West Main Street Property Information

2BR/1BA ~ 1,329± Sq. Ft. • Year Built: 1907 • Forced Air Heating • Central Air Propane Gas Furnace • Electric Water Heater • Water & Sewer: Public/Septic • Roof: Shingle Basement: Full, Unfinished • Electric: Circuit Breaker • Gravel Driveway 38' x 30' 2 Car Garage • 46' x 33' Barn w/ Attached 10' x 28' Shed • 15' x 25' Chicken Coop

2BR/1BA ranch home with multiple outbuildings in Oakdale! The property sits directly off West Main Street on a spacious 1.0+/- acre lot and includes the main house, detached 38' x 30' two car garage with electric, 15' x 24' chicken coop and a 33' x 46' barn with attached 10' x 28' storage shed with electric. The house features a spacious living room, kitchen with island, two bedrooms, a full bathroom, and a heated and cooled sunroom with electric. The home has a full, unfinished basement, front entry way ramp and an attached one car garage that is accessed through the kitchen. Recent updates to the home include a new HVAC system and all new plumbing.























Additional Property Photographs





























